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NWMLS at a Glance

# of Member Brokerages (Dec. 2015)	2,013
# of Sales Associates	approx. 22,800
# of Counties included in Summary Report	23
# avg unique daily log-ins to NWMLS website.....	19,900

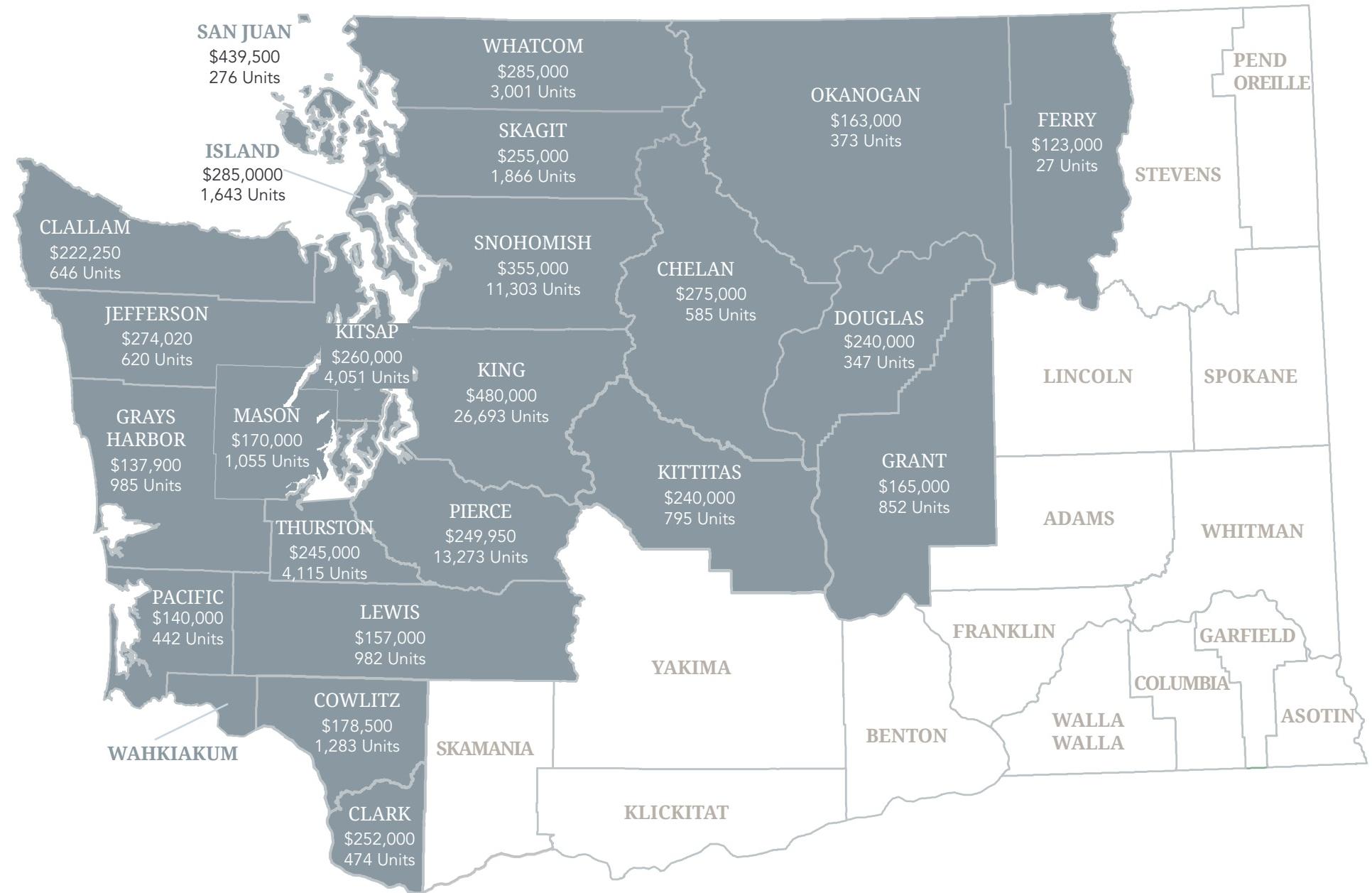
2015 Statistical Review and Highlights

By the numbers:

- **Closed sales:** Northwest MLS broker-members reported **88,831** closed sales valued at more than **\$34 billion** (p.30).
- **Median price:** **\$310,000** for single-family homes and condos that sold last year, up nearly **8.7** percent from 2013 (p.22).
- MLS members added **107,578 new listings** of SFH and condos to inventory, a slight decrease (-0.13 percent) from 2014. (pp. 6-7).
- Represented **18,040** home sellers, on average, each month (p.9).
- **Months of supply:** Inventory was very tight in many areas. System-wide average for 2015 was about **2.4 months**; for the 4-county Puget Sound region it averaged 1.7 months, far below levels for a balanced market; in King county, supply dipped under 1.3 months of supply for most of 2015 (pp.16-19).
- **Luxury sales:** Brokers reported **2,676** sales of single family homes and **237** sales of condos priced at **\$1 million** or more. **1,459** condos sold for **\$500,000** or more (p.32).
- The MLS area covering West Bellevue (map area 520) had the highest number of **million dollar-plus** single family home sales with **326**, followed by map area 560 (Kirkland-Bridle Trails) with 232. For **high-end condos (\$500,000-plus)**, the Belltown/downtown Seattle area reported the highest number of sales (**467**), followed by the Kirkland area with 152 and West Bellevue with 148 (p.32).
- **Highest prices:** Among the 23 counties in the MLS service area, King County claimed the highest median price for single family homes that sold last year (**\$480,000**) (p.21).
- **New construction:** The median price for newly built single-family homes that NWMLS brokers sold in 2015 area wide was **\$425,000**; for **1,018** newly constructed condos that sold the median price **\$449,950**. (p.26-27).
- New listing activity and pending sales (mutually accepted offers) peaked in May.
- **Condos:** Brokers sold **12,356** condominiums during 2015; about **61 percent** of condo sales system-wide were in King County; **73 percent** had two or fewer bedrooms (p.31).
- **Prices, 3-bedrooom homes:** The median price for a 3-bedroom home that sold in 2015 was **\$283,250**; county comparisons show a low-end range of **\$139,000** in Grays Harbor County to the high-end range of **\$452,500** in San Juan County (p.33).
- **Most expensive:** The highest priced single family home that sold was on Mercer Island (**\$13.8 million**); the highest priced luxury condo was in downtown Seattle (**\$3.1 million**) (p.32).

2015 Median Prices by County

Closed Sales, Single Family Homes Only



Northwest MLS Profile (as of 12/31/15)			
County	# Companies	# Offices	# Sales Associates
King	891	977	12,903
Snohomish	247	263	2,910
Pierce	273	297	3,028
Kitsap	93	101	769
Mason	17	18	131
Skagit	41	43	391
Grays Harbor	23	24	133
Lewis	21	23	143
Cowlitz	25	25	183
Grant	29	31	171
Thurston	80	81	787
San Juan	16	16	113
Island	33	40	289
Kittitas	17	19	122
Jefferson	14	15	108
Okanogan	26	28	79
Whatcom	57	69	864
Clark	34	34	198
Pacific	12	16	68
Ferry	03	03	06
Clallam	15	17	129
Chelan	21	24	215
Douglas	02	02	12
Out of Area*	23	23	56
Total	2,013	2,189	23,808

* includes Chelan, Douglas

NWMLS INDEX OF AREAS

ADAMS COUNTY

381 Adams

CHELAN COUNTY

961 Lake Chelan
964 Entiat
971 Wenatchee
972 Leavenworth

CLALLAM COUNTY

911 Miller Peninsula
912 Southeast Clallam
913 Northeast Sequim
914 North Central Sequim
915 Northwest Sequim
916 Southeast Sequim
917 Southwest Sequim
918 East of Port Angeles N
919 East of Port Angeles S
920 Northeast Port Angeles
921 Central East Port Angeles
922 Central West Port Angeles
923 Northwest Port Angeles
924 Southeast Port Angeles
925 Southwest Port Angeles
926 West of Port Angeles
927 Northwest Clallam
928 Southwest Clallam

CLARK COUNTY

1026 East Orchard
1031 Camp Bonneville
1033 Camas/Washougal
1042 Evergreen Highway
1043 City Center West
1045 Salmon Creek
1046 Minnehaha
1047 West Orchard
1051 Ridgefield
1061 Battle Ground
1062 Brush Prairie/Hockenson
1064 Vennersborg
1070 LaCenter
1071 North County

COWLITZ COUNTY

401 West Kelso
402 Highlands

403 St. Helens
404 Westside
405 Olympic
406 Columbia Heights
407 Hillside
408 Northlake/CVG
409 Pacific Way
410 Beacon Hill
411 Robert Gray/Mint
412 West County
414 North County
415 Ostrander
416 North Kelso
417 Kelso Hill
418 South Kelso
419 East County
420 South County/Woodland

DOUGLAS COUNTY

286 Northeast Douglas County
965 Mansfield
968 Bridgeport
969 Orondo
970 East Wenatchee

FERRY COUNTY

465 Ferry County

GRANT COUNTY

289 East Grant County
290 North Grant County
291 North Central Grant County
292 West Grant County
293 South Grant County
294 Central Grant County
295 South Moses Lake
296 Peninsula
297 Central Moses Lake
298 North Moses Lake
299 West Moses Lake

GRAYS HARBOR COUNTY

190 Taholah
191 Pacific Beach
192 Copalis Beach
193 Copalis Crossing
194 Ocean Shores
195 Quinault

196 Humptulips
197 Hoquiam
198 Aberdeen
199 Satsop
200 Elma
201 McCleary
202 Cosmopolis
203 Montesano
204 Oakville
206 Westport
208 Grayland
214 Amanda Park
215 Malone
216 Neilton
217 Aloha
218 Moclips
219 Central Park
220 Ocosta

ISLAND COUNTY

780 Camano Island
811 South Whidbey Island
812 Central Whidbey Island
813 North Whidbey Island

JEFFERSON COUNTY

480 Port Townsend
481 Cape George
482 South Port Townsend
483 Marrowstone
484 Kala Point
485 Hadlock
486 Gardiner
487 Oak Bay
488 Chimacum Valley
489 Port Ludlow
490 Shine
491 Coyle
492 Quilcene
493 Brinnon
494 West Jefferson County

KING COUNTY

100 Jovita/West Hill
110 Dash Point/Federal Way
120 Des Moines/Redondo
130 Burien/Normandy Park
140 West Seattle
300 Enumclaw

310 Auburn
320 Black Diamond/Maple Valley
330 Kent
340 Renton—Benson Hill
350 Renton—Highlands
360 Skyway Area
380 Southeast Seattle
385 SODO/Beacon Hill
390 Central Seattle
500 East Side—South of I-90
510 Mercer Island
520 Bellevue—West of 405
530 Bellevue—East of 405
540 East of Lake Sammamish
550 Redmond/Carnation
560 Kirkland/Bridle Trails
600 Juanita/Woodinville
610 Southeast Snohomish
700 Queen Anne/Magnolia
701 Belltown/Downtown
705 Ballard/Greenlake
710 North Seattle
715 Richmond Beach/Shoreline
720 Lake Forest Park
800 Vashon Island

KITSAP COUNTY

141 South Kitsap—West Hwy 16
142 South Kitsap—East Hwy 16
143 Port Orchard
144 Retsil/Manchester
145 Seabeck/Hilly
146 Chico
147 Silverdale
148 West Bremerton
149 East Bremerton
150 East Central Kitsap
161 Hansville
162 Kingston
163 Port Gamble
164 Lofall
165 Finn Hill
166 Poulsbo
167 Suquamish
168 Indianola
170 Bainbridge Island

NWMLS INDEX OF AREAS

KITTITAS COUNTY

- 948 Upper Kittitas County
- 949 Lower Kittitas County

LEWIS COUNTY

- 426 Centralia
- 428 Adna/Pe Ell
- 430 Chehalis
- 432 Napavine
- 434 Onalaska
- 436 Morton

MASON COUNTY

- 171 Belfair/Hood Canal N
- 172 Mason Lake Region
- 173 South Shore Hood Canal
- 174 Harstine Island
- 175 Shelton
- 176 Agate
- 177 SW Mason County
- 178 NW Mason County
- 179 Arcadia/Kamilche
- 180 North Mason County

OKANOGAN COUNTY

- 620 Okanogan County
- 966 Methow Valley
- 967 Brewster/Pateros

PACIFIC COUNTY

- 207 Bay Center
- 209 Tokeland
- 210 Raymond
- 211 South Bend
- 212 Menlo
- 213 Lebam
- 930 South Pacific County

PIERCE COUNTY

- 1 Gig Harbor
- 2 Purdy
- 3 Rosedale
- 4 Key Peninsula South
- 5 Fox Island
- 6 Gig Harbor South

- 7 Artondale
- 8 Gig Harbor North
- 9 Key Peninsula North
- 12 Anderson Island
- 13-25 North Tacoma
- 26-30 Central Tacoma
- 31 Tacoma
- 32-35 University Place/Fircrest
- 36-40 Lakewood
- 41 Lakewood/Tillicum
- 42 Dupont
- 43 Steilacoom
- 44 Ktron Island
- 45-53 South Tacoma
- 54-62 Southeast Tacoma
- 63-69 Parkland
- 70 Fife
- 71 Milton
- 72 Edgewood
- 73-74 Sumner
- 78 Port of Tacoma
- 79-88 Puyallup
- 89 Graham/Fredrickson
- 94-95 Browns Point
- 99 Spanaway
- 109 Lake Tapps/Bonney Lake
- 111 Buckley
- 114 Orting
- 119 Roy/McKenna
- 121 Harts Lake
- 122 Graham
- 123 Tanwax Lake/Kapowsin Lake
- 124-125 Eatonville
- 126 Alder
- 127 Elbe
- 128 Ashford
- 129 Clear Lake
- 134 East Pierce County/ Mt. Rainier
- 135 Greenwater

SAN JUAN COUNTY

- 899 Waldron Island
- 900 San Juan Island
- 901 Orcas/Obstruction/ Crane Islands
- 902 Lopez/Frost Islands
- 903 Decatur/Center/Blakely Islands
- 904 Stuart/Henry/Pearl/Johns Islands

- 905 Other San Juan Islands
- 908 Shaw Island

SKAGIT COUNTY

- 815 Anacortes
- 816 Guemes Island
- 817 Other Skagit County Islands
- 820 La Conner
- 825 Burlington
- 830 Sedro Woolley
- 835 Mount Vernon
- 840 Lyman/Hamilton
- 845 Concrete & Up River

SNOHOMISH COUNTY

- 610 Southeast Snohomish County
- 730 Southwest Snohomish County
- 740 Everett/Mukilteo
- 750 East Snohomish County
- 760 Northeast Snohomish County
- 770 Northwest Snohomish County

THURSTON COUNTY

- 441 Thurston Northwest
- 442 Black Hills
- 443 Tumwater
- 444 Olympia Westside
- 445 Boston Harbor
- 446 Thurston Northeast
- 447 Olympia North
- 448 Olympia South
- 449 East Olympia
- 450 Lacey
- 451 Hawks Prairie
- 452 Thurston Southeast
- 453 Yelm/Rainier
- 454 Thurston South
- 455 Rochester

WAHKIAKUM COUNTY

- 413 Wahkiakum County

WHATCOM COUNTY

- 850 Sudden Valley
- 855 South Bay/Glenhaven
- 860 Bellingham
- 865 Meridian

- 870 Ferndale/Custer
- 871 Lummi Island/Eliza Island
- 880 Blaine/Birch Bay
- 881 Point Roberts
- 885 Lynden
- 890 Nooksack Valley
- 895 Mount Baker/Deming

OUT OF AREA

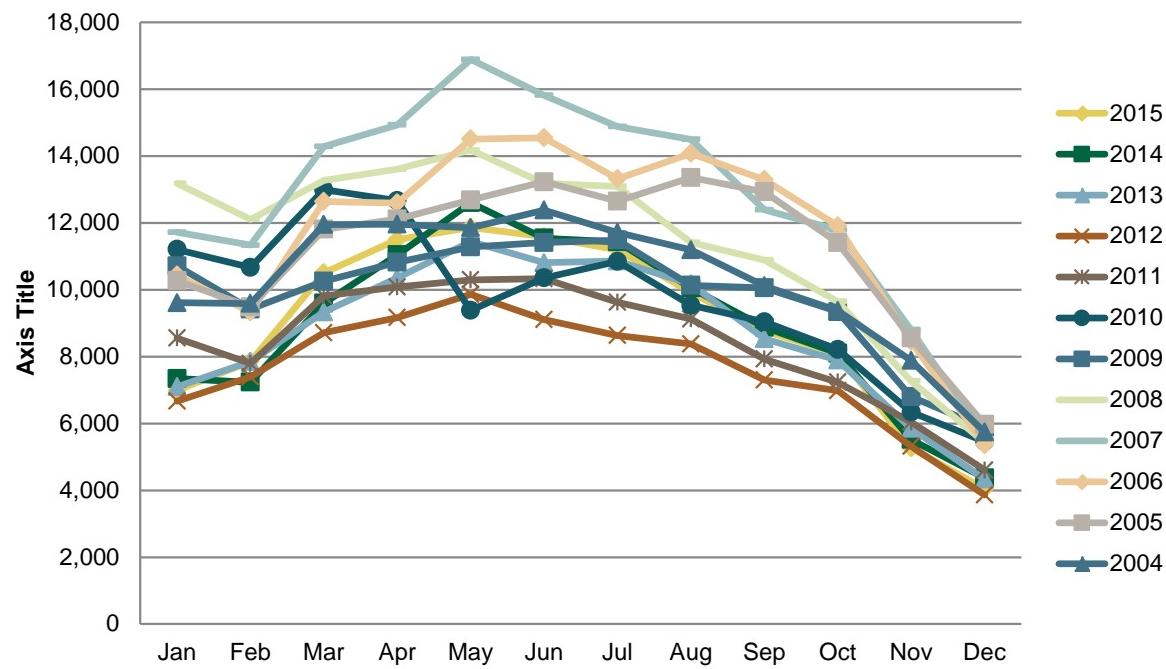
- 96 Asotin County
- 131 Columbia County
- 136 Garfield County
- 244 Benton County
- 245 Franklin County
- 386 Lincoln County
- 475 Yakima County
- 501 Klickitat County
- 561 Spokane County
- 907 Walla Walla County
- 940 Stevens County
- 950 Skamania County
- 980 Pend Oreille County
- 990 Whitman County

NEW LISTINGS, Single Family Homes & Condominiums - 2015															
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2015	2014	% chg
King	2,518	2,919	3,749	4,329	4,380	4,243	4,055	3,618	3,411	3,005	1,796	1,314	39,337	39,835	-1.25%
Snohomish	1,083	1,221	1,600	1,702	1,792	1,840	1,745	1,609	1,335	1,307	810	685	16,729	15,898	5.23%
Pierce	1,210	1,220	1,726	1,725	1,831	1,730	1,806	1,569	1,408	1,344	979	717	17,265	17,058	1.21%
Kitsap	334	390	502	497	592	515	534	493	407	392	262	202	5,120	5,168	-0.93%
Mason	93	119	146	160	189	190	170	116	111	85	66	66	1,511	1,678	-9.95%
Skagit	171	156	262	243	275	267	272	232	196	229	109	97	2,509	2,508	0.04%
Grays Hrbr	118	119	151	192	145	167	165	161	124	124	95	80	1,641	1,671	-1.80%
Lewis	89	114	149	165	157	166	133	141	93	93	76	55	1,431	1,468	-2.52%
Cowlitz	113	142	166	150	143	175	162	167	129	106	88	53	1,594	1,704	-6.46%
Grant	79	89	127	150	158	133	95	127	83	92	50	42	1,225	1,264	-3.09%
Thurston	375	402	526	550	527	559	534	495	402	421	296	226	5,313	5,183	2.51%
San Juan	16	24	57	70	70	80	53	42	40	22	21	13	508	541	-6.10%
Island	121	156	208	242	268	236	250	197	182	131	80	86	2,157	2,132	1.17%
Kittitas	58	84	114	142	151	119	130	101	62	68	46	30	1,105	1,173	-5.80%
Jefferson	41	62	80	106	110	106	80	68	65	57	40	20	835	953	-12.4%
Okanogan	28	28	69	108	113	72	88	47	49	42	30	23	697	761	-8.41%
Whatcom	269	309	462	506	520	527	490	384	317	282	217	177	4,460	4,525	-1.44%
Clark	48	35	47	56	48	66	68	42	48	39	23	33	553	718	-23.0%
Pacific	40	52	74	83	61	78	79	60	54	36	33	26	676	726	-6.89%
Ferry	2	2	5	8	11	8	14	6	10	6	5	3	80	99	-19.2%
Clallam	52	68	87	93	102	106	74	92	62	70	38	32	876	928	-5.60%
Chelan	68	77	103	103	114	102	106	82	100	83	51	26	1,015	N/A	
Douglas	26	37	43	63	50	43	54	44	45	27	30	22	484	N/A	
Others	37	27	52	52	55	53	41	28	39	33	27	13	457	1,731	-73.6%
Total	6,989	7,852	10,505	11,495	11,862	11,581	11,198	9,921	8,772	8,094	5,268	4,041	107,578	107,722	-0.13%

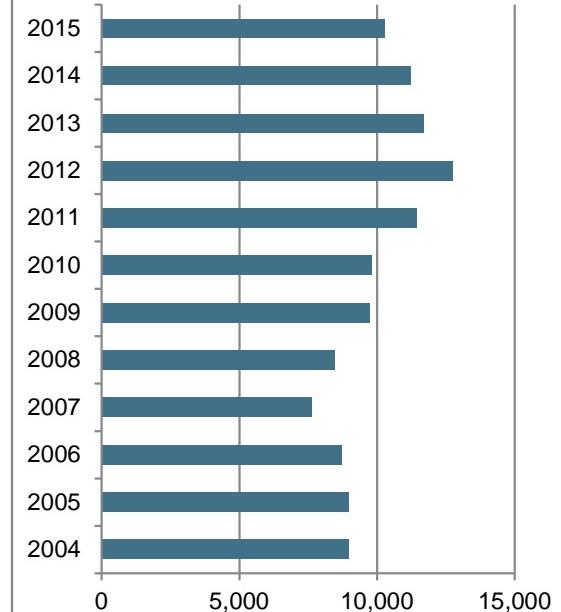
NEW LISTINGS, Single Family Homes & Condominiums - 2015 - continued

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD		Avg./mo.
2015	6,989	7,852	10,505	11,495	11,862	11,581	11,198	9,921	8,772	8,094	5,268	4,041	107,578		8,965
2014	7,342	7,234	9,598	11,043	12,605	11,541	11,437	10,054	8,878	8,102	5,521	4,367	107,722		8,977
2013	7,096	7,852	9,332	10,351	11,445	10,806	10,860	10,172	8,529	7,894	5,853	4,333	104,523		8,710
2012	6,666	7,390	8,710	9,166	9,861	9,104	8,632	8,379	7,300	6,979	5,315	3,857	91,359		7,613
2011	8,556	7,793	9,812	10,083	10,293	10,334	9,626	9,128	7,923	7,235	6,043	4,604	101,430		8,453
2010	11,206	10,663	12,994	12,664	9,385	10,354	10,850	9,533	9,038	8,212	6,340	5,460	116,699		9,725
2009	10,713	9,421	10,252	10,824	11,278	11,410	11,481	10,132	10,054	9,344	6,801	5,873	117,583		9,799
2008	13,186	12,104	13,274	13,607	14,176	13,187	13,093	11,415	10,889	9,647	7,270	5,430	137,278		11,440
2007	11,719	11,333	14,281	14,930	16,888	15,818	14,875	14,500	12,385	11,785	8,805	5,543	152,862		12,739
2006	10,436	9,327	12,639	12,594	14,505	14,541	13,319	14,077	13,291	11,910	8,453	5,357	140,449		11,704
2005	10,266	9,487	11,808	12,116	12,684	13,228	12,652	13,358	12,929	11,405	8,560	5,969	134,462		11,205
2004	9,610	9,590	11,954	11,962	11,853	12,380	11,710	11,192	10,114	9,375	7,886	5,738	123,364		10,280

New Listings, 2004-2015



Avg./mo



NEW LISTINGS, Single Family Homes & Condominiums, 2015 vs 2014

	Jan		Feb		Mar		Apr		May		Jun		Jul		Aug		Sep		Oct		Nov		Dec	
	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014
King	2,518	2,605	2,919	2,755	3,749	3,475	4,329	3,936	4,380	4,714	4,243	4,228	4,055	4,252	3,618	3,710	3,411	3,578	3,005	3,162	1,796	1,999	1,314	1,421
Snoh	1,083	1085	1,221	1,058	1,600	1,378	1,702	1,591	1,792	1,770	1,840	1,710	1,745	1,687	1,609	1,514	1,335	1,376	1,307	1,264	810	816	685	649
Pierce	1,210	1246	1,220	1,208	1,726	1,568	1,725	1,651	1,831	1,873	1,730	1,699	1,806	1,864	1,569	1,591	1,408	1,345	1,344	1,234	979	960	717	819
Kitsap	334	384	390	339	502	452	497	561	592	595	515	599	534	527	493	512	407	381	392	360	262	253	202	205
Mason	93	104	119	123	146	141	160	205	189	242	190	206	170	174	116	132	111	108	85	109	66	66	66	68
Skagit	171	202	156	174	262	227	243	290	275	303	267	247	272	261	232	207	196	199	229	183	109	121	97	94
G.Hrbr	118	132	119	118	151	148	192	165	145	194	167	197	165	192	161	149	124	99	124	106	95	94	80	77
Lewis	89	104	114	90	149	122	165	143	157	145	166	161	133	148	141	145	93	127	93	126	76	78	55	79
Cowlitz	113	117	142	119	166	152	150	174	143	180	175	172	162	192	167	144	129	131	106	115	88	104	53	104
Grant	79	86	89	74	127	130	150	146	158	150	133	126	95	106	127	124	83	105	92	105	50	64	42	48
Thrstn	375	374	402	333	526	447	550	520	527	602	559	593	534	532	495	462	402	406	421	385	296	267	226	262
SanJn	16	28	24	26	57	91	70	82	70	69	80	72	53	54	42	40	40	24	22	25	21	21	13	10
Island	121	140	156	128	208	214	242	231	268	305	236	210	250	239	197	202	182	145	131	138	80	102	86	78
Kittitas	58	56	84	63	114	104	142	134	151	159	119	141	130	116	101	119	62	99	68	66	46	60	30	56
Jfrsn	41	61	62	62	80	76	106	116	110	129	106	95	80	90	68	133	65	66	57	65	40	40	20	20
Okan.	28	31	28	25	69	59	108	107	113	120	72	97	88	70	47	76	49	57	42	41	30	48	23	30
Whtcm	269	300	309	269	462	396	506	525	520	587	527	506	490	497	384	416	317	340	282	309	217	218	177	162
Clark	48	61	35	44	47	59	56	58	48	72	66	79	68	83	42	77	48	48	39	57	23	41	33	39
Pacific	40	39	52	51	74	95	83	83	61	82	78	84	79	69	60	63	54	54	36	32	33	38	26	36
Ferry	2	1	2	4	5	2	8	11	11	19	8	16	14	19	6	8	10	6	6	5	5	3	3	5
Clallm	52	73	68	62	87	93	93	103	102	120	106	104	74	78	92	80	62	59	70	66	38	50	32	40
Chelan	68		77	57	103	81	103	113	114	87	102	101	106	84	82	62	100	51	83	66	51	34	26	32
Doug.	26		37	17	43	33	63	37	50	29	43	48	54	45	44	35	45	27	27	38	30	19	22	15
Others	37	113	27	35	52	55	52	61	55	59	53	50	41	58	28	53	39	47	33	45	27	25	13	18
Total	6,989	7,342	7,852	7,234	10,505	9,598	11,495	11,043	11,862	12,605	11,581	11,541	11,198	11,437	9,921	10,054	8,772	8,878	8,094	8,102	5,268	5,521	4,041	4,367
% chg	-4.81%		8.54%		9.45%		4.09%		-5.89%		0.35%		-2.09%		-1.32%		-1.19%		-0.10%		-4.58%		-7.47%	

TOTAL ACTIVE LISTINGS 2015 - Single Family Homes & Condominiums

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Avg
King	3,536	3,555	3,578	3,864	4,176	4,285	4,445	4,352	4,257	3,851	2,917	2,196	3,751
Snoh.	1,918	1,880	1,780	1,937	2,129	2,310	2,459	2,536	2,425	2,248	1,735	1,345	2,059
Pierce	2,903	2,836	2,758	2,796	3,001	3,115	3,277	3,307	3,135	2,929	2,635	2,129	2,902
Kitsap	843	830	840	841	950	956	1,045	1,033	977	888	768	629	883
Mason	443	464	469	505	559	604	633	563	524	447	411	359	498
Skagit	494	459	491	514	562	625	656	637	616	583	517	449	550
Grays Hrb	576	584	592	635	641	665	656	645	625	593	548	501	605
Lewis	521	517	538	566	604	633	610	604	531	494	430	377	535
Cowlitz	399	410	406	395	390	415	403	414	385	343	313	258	378
Grant	413	419	424	464	501	505	481	501	470	431	388	346	445
Thurston	1,028	1,050	1,059	1,118	1,120	1,139	1,191	1,158	1,085	1,041	944	810	1,062
San Juan	258	251	271	305	342	388	402	394	399	347	313	262	328
Island	444	475	480	525	588	608	622	576	570	496	410	345	512
Kittitas	364	373	393	442	465	465	499	473	412	363	316	242	401
Jefferson	295	300	307	330	371	379	368	360	319	283	255	214	315
Okanogan	349	331	354	410	458	462	497	466	444	404	362	307	404
Whatcom	960	938	979	1,088	1,198	1,270	1,289	1,247	1,144	1,022	857	744	1,061
Clark	129	86	77	88	93	112	111	104	103	92	84	83	97
Pacific	307	294	289	324	307	335	343	332	299	286	269	236	302
Ferry	66	64	59	59	67	65	70	67	64	61	57	51	63
Clallam	304	296	286	303	321	328	323	322	282	269	251	221	292
Chelan	237	248	269	280	300	313	325	327	340	304	276	210	286
Douglas	83	86	93	118	121	119	135	120	121	110	94	74	106
Others	212	200	215	225	251	237	229	211	197	183	177	134	206
Total	17,082	16,946	17,007	18,132	19,515	20,333	21,069	20,749	19,724	18,068	15,327	12,522	18,040

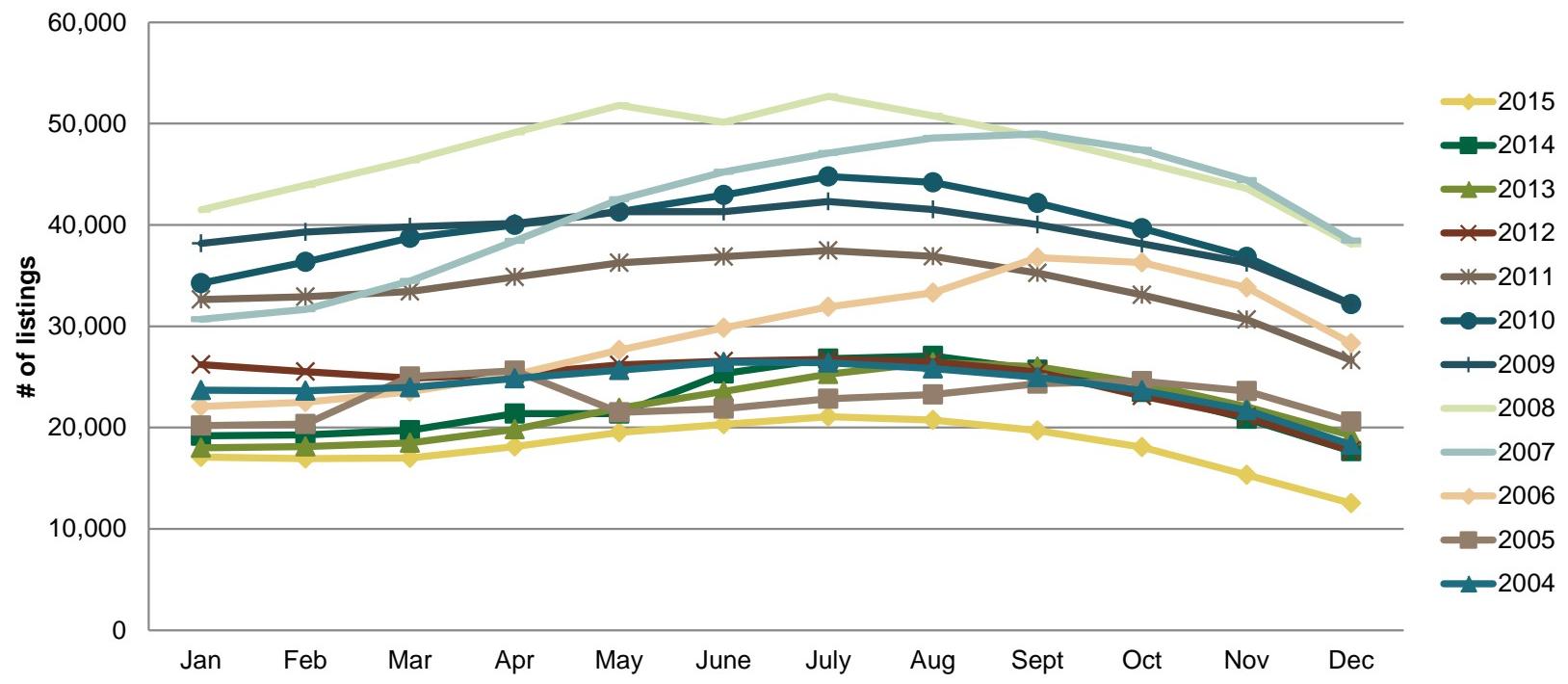
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TOTAL ACTIVE LISTINGS SFH + Condos, since 2004

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Year	17,082	16,946	17,007	18,132	19,515	20,333	21,069	20,749	19,724	18,068	15,327	12,522
2014	19,195	19,273	19,736	21,390	21,390	25,342	26,813	27,060	25,717	23,501	20,864	17,659
2013	18,008	18,114	18,500	19,826	21,943	23,581	25,272	26,433	26,014	24,391	22,061	19,214
2012	26,226	25,510	24,883	25,291	26,191	26,545	26,747	26,506	25,476	23,115	21,042	17,718
2011	32,647	32,922	33,444	34,862	36,261	36,871	37,465	36,907	35,254	33,094	30,650	26,639
2010	34,256	36,350	38,716	39,999	41,318	42,940	44,770	44,186	42,153	39,677	36,835	32,171
2009	38,171	39,299	39,825	40,147	41,318	41,317	42,320	41,528	40,041	38,159	36,266	32,152
2008	41,498	43,927	46,358	49,141	51,817	50,143	52,694	50,772	48,665	46,189	43,584	38,089
2007	30,700	31,658	34,463	38,408	42,514	45,223	47,106	48,585	48,969	47,381	44,399	38,440
2006	22,084	22,504	23,533	25,215	27,660	29,856	31,910	33,316	36,786	36,282	33,817	28,307
2005	20,196	20,343	25,047	25,607	21,499	21,871	22,839	23,260	24,336	24,570	23,597	20,595
2004	23,703	23,650	23,971	24,849	25,670	26,464	26,403	25,834	24,965	23,665	21,717	18,312

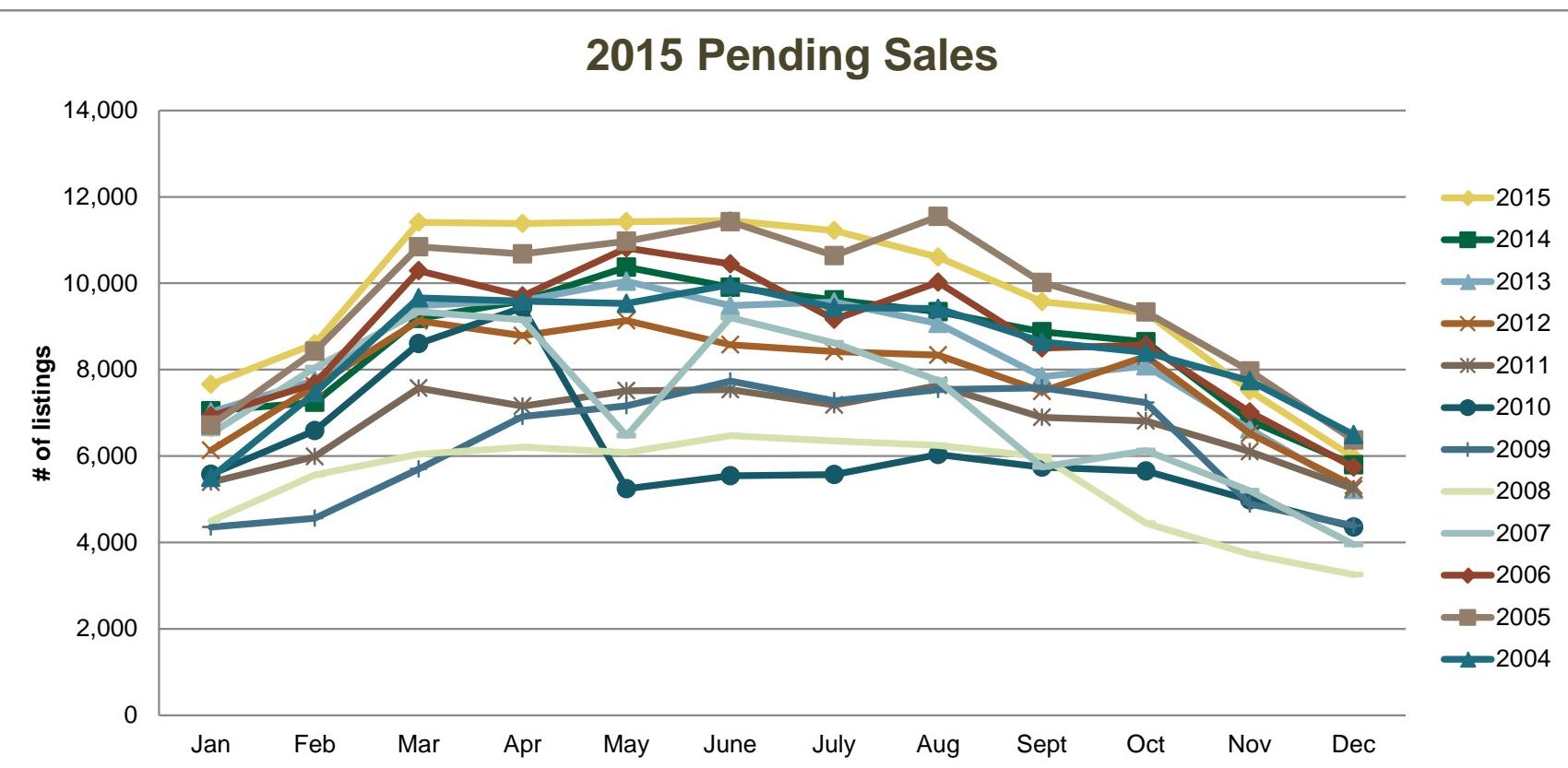
month with highest volume

Total Active Listings, 2004-2015



PENDING SALES 2015 - Single Family Homes & Condominiums (combined)														
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	% all res
King	2,788	3,217	4,123	4,459	4,434	4,359	4,102	3,879	3,602	3,439	2,748	1,934	43,084	37.10%
Snohomish	1,237	1,406	1,938	1,747	1,777	1,799	1,764	1,634	1,501	1,503	1,307	1,067	18,680	16.09%
Pierce	1,363	1,475	2,052	1,909	1,855	1,867	1,865	1,722	1,592	1,562	1,281	1,172	19,715	16.98%
Kitsap	403	443	535	556	554	583	517	557	484	473	367	302	5,774	4.97%
Mason	97	85	132	120	136	141	154	174	113	115	67	83	1,417	1.22%
Skagit	179	193	253	252	249	236	257	245	199	238	150	140	2,591	2.23%
Grays Harbor	92	99	139	142	144	139	154	162	112	125	96	90	1,494	1.29%
Lewis	90	99	127	148	144	131	153	139	132	104	113	65	1,445	1.24%
Cowlitz	115	136	179	159	150	143	179	172	157	146	123	98	1,757	1.51%
Grant	67	78	126	96	121	108	109	93	83	84	58	42	1,065	0.92%
Thurston	379	409	560	545	552	548	528	523	490	454	381	307	5,676	4.89%
San Juan	22	24	35	33	35	40	39	42	30	44	18	27	389	0.34%
Island	153	144	211	225	226	241	245	235	168	171	122	107	2,248	1.94%
Kittitas	65	67	101	93	110	112	123	112	82	94	71	46	1,076	0.93%
Jefferson	52	59	77	90	73	98	93	91	81	81	49	42	886	0.76%
Okanogan	26	31	39	44	47	44	52	49	36	36	28	23	455	0.39%
Whatcom	275	319	428	422	444	469	504	405	357	333	310	225	4,491	3.87%
Clark	59	69	65	52	48	52	66	53	48	52	26	29	619	0.53%
Pacific	38	51	69	50	76	51	66	67	67	42	43	30	650	0.56%
Ferry	2	4	3	3	0	4	4	1	4	2	5	5	37	0.03%
Clallam	42	64	88	77	79	90	81	78	92	75	48	50	864	0.74%
Chelan	49	56	67	83	95	87	77	74	70	77	51	43	829	0.71%
Douglas	28	36	33	38	51	50	37	52	43	33	31	21	453	0.39%
Other	37	35	28	41	25	61	47	44	31	34	18	22	423	0.36%
TOTAL	7,658	8,599	11,408	11,384	11,425	11,453	11,216	10,603	9,574	9,317	7,511	5,970	116,118	100.00%
% by Q	23.82%			29.51%			27.04%			19.63%			100.00%	

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	% chg vs prior yr
2015	7,658	8,599	11,408	11,384	11,425	11,453	11,216	10,603	9,574	9,317	7,511	5,970	116,118	13.36%
2014	7,044	7,247	9,183	9,590	10,373	9,909	9,615	9,342	8,875	8,643	6,821	5,794	102,436	2.66%
2013	7,016	7,754	9,482	9,600	10,045	9,484	9,565	9,065	7,839	8,086	6,624	5,224	99,784	6.40%
2012	6,132	7,623	9,126	8,790	9,134	8,577	8,416	8,338	7,494	8,312	6,522	5,314	93,778	15.75%
2011	5,393	5,986	7,570	7,154	7,509	7,539	7,182	7,632	6,897	6,817	6,103	5,237	81,019	10.46%
2010	5,579	6,590	8,605	9,438	5,242	5,547	5,571	6,037	5,741	5,653	4,987	4,359	73,349	-2.64%
2009	4,353	4,559	5,701	6,918	7,160	7,733	7,279	7,539	7,581	7,235	4,888	4,390	75,336	16.13%
2008	4,499	5,563	6,040	6,208	6,085	6,470	6,350	6,248	5,982	4,445	3,727	3,255	64,872	-24.67%
2007	6,522	8,043	9,340	9,156	6,470	9,206	8,614	7,751	5,748	6,127	5,194	3,950	86,121	-17.89%
2006	6,931	7,673	10,289	9,702	10,817	10,448	9,165	10,022	8,499	8,567	7,022	5,744	104,879	-8.74%
2005	6714	8426	10841	10677	10973	11420	10640	11546	10014	9332	7966	6368	114,917	12.83%
2004	5503	7464	9660	9586	9530	9969	9438	9418	8647	8400	7746	6492	101,853	



PENDING SALES 2015 - Single Family Homes only														% all SFH
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	99,984
King	2140	2485	3,231	3,410	3,447	3,321	3,197	2,971	2,753	2,675	2,122	1,475	33,227	33.23%
Snoh	1017	1147	1,590	1,448	1,461	1,486	1,387	1,337	1,240	1,217	1,064	869	15,263	15.27%
Pierce	1271	1396	1,937	1,799	1,759	1,759	1,745	1,633	1,497	1,465	1,201	1,088	18,550	18.55%
Kitsap	378	425	508	526	534	553	490	530	463	454	349	292	5,502	5.50%
Mason	97	84	131	119	136	140	154	169	113	113	67	83	1,406	2.50%
Skagit	171	182	245	240	242	228	247	238	194	230	145	137	2,499	2.50%
GrHrbr	91	97	136	140	139	130	149	139	105	113	91	86	1,416	1.42%
Lewis	90	99	127	148	144	131	151	139	132	104	113	64	1,442	1.44%
Cowlitz	115	133	177	153	148	141	176	170	156	144	120	97	1,730	1.73%
Grant	67	77	125	95	120	106	108	90	82	84	56	40	1,050	1.05%
Thurston	362	401	544	532	545	532	514	510	478	436	372	298	5,524	5.52%
San Juan	21	23	32	28	33	38	38	41	30	44	16	27	371	0.37%
Island	151	141	206	216	214	235	238	224	159	162	118	102	2,166	2.17%
Kittitas	61	63	94	88	105	104	114	105	78	89	64	42	1,007	1.01%
Jefferson	46	52	72	85	70	94	84	85	76	76	48	42	830	0.83%
Okanogan	26	31	39	44	47	44	52	48	36	36	28	23	454	0.45%
Whatcom	248	275	376	379	377	411	432	347	312	288	261	190	3,896	3.90%
Clark	57	63	63	51	46	51	62	51	47	50	24	26	591	0.59%
Pacific	36	49	62	45	66	48	63	64	64	40	41	30	608	0.61%
Ferry	2	4	3	3	0	4	4	1	4	2	5	5	37	0.04%
Clallam	40	61	85	72	79	87	75	73	86	74	44	49	825	0.83%
Chelan	44	53	60	75	90	79	71	69	63	69	50	41	764	0.43%
Douglas	28	34	31	37	42	49	36	51	43	33	26	20	430	0.43%
Other	31	34	26	39	25	58	44	44	29	32	14	20	396	0.40%
TOTAL	6,590	7,409	9,900	9,772	9,869	9,829	9,631	9,129	8,240	8,030	6,439	5,146	99,984	100.76%

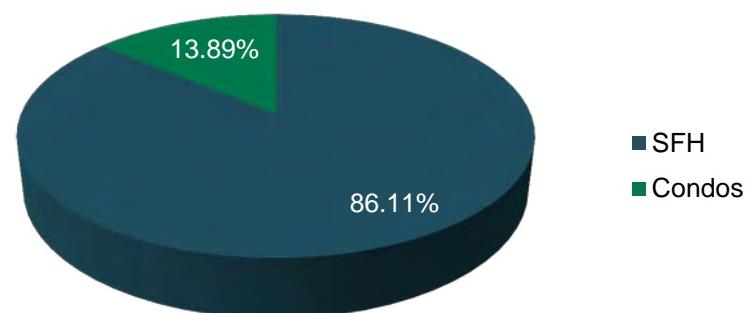
PENDING SALES 2015 - Condominiums only														% all cnndo
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	16,134
King	648	732	892	1,049	987	1,038	905	908	849	764	626	459	9,857	61.09%
Snoh	220	259	348	299	316	313	377	297	261	286	243	198	3,417	21.18%
Pierce	92	79	115	110	96	108	120	89	95	97	80	84	1,165	7.22%
Kitsap	25	18	27	30	20	30	27	27	21	19	18	10	272	1.69%
Mason	0	1	1	1	0	1	0	5	0	2	0	0	11	0.07%
Skagit	8	11	8	12	7	8	10	7	5	8	5	3	92	0.57%
GrHrbr	1	2	3	2	5	9	5	23	7	12	5	4	78	0.48%
Lewis	0	0	0	0	0	0	2	0	0	0	0	1	3	0.02%
Cowlitz	0	3	2	6	2	2	3	2	1	2	3	1	27	0.17%
Grant	0	1	1	1	1	2	1	3	1	0	2	2	15	0.09%
Thurston	17	8	16	13	7	16	14	13	12	18	9	9	152	0.94%
San Juan	1	1	3	5	2	2	1	1	0	0	2	0	18	0.11%
Island	2	3	5	9	12	6	7	11	9	9	4	5	82	0.51%
Kittitas	4	4	7	5	5	8	9	7	4	5	7	4	69	0.43%
Jefferson	6	7	5	5	3	4	9	6	5	5	1	0	56	0.35%
Okanogan	0	0	0	0	0	0	0	1	0	0	0	0	1	0.01%
Whatcom	27	44	52	43	67	58	72	58	45	45	49	35	595	3.69%
Clark	2	6	2	1	2	1	4	2	1	2	2	3	28	0.17%
Pacific	2	2	7	5	10	3	3	3	3	2	2	0	42	0.26%
Ferry	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Clallam	2	3	3	5	0	3	6	5	6	1	4	1	39	0.24%
Chelan	5	3	7	8	5	8	6	5	7	8	1	2	65	0.24%
Douglas	0	2	2	1	9	1	1	1	0	0	5	1	23	0.14%
Other	6	1	2	2	0	3	3	0	2	2	4	2	27	0.17%
TOTAL	1,068	1,190	1,508	1,612	1,556	1,624	1,585	1,474	1,334	1,287	1,072	824	16,134	99.84%

SFH = 99,984 of 116,118 pending residential sales (86.1%); Condos = 16,134 of 116,118 pendings (13.9%)

Ratio of SFH to Condos

	SFH	Condos	Total	% SFH	% Condo	Total
King	33,227	9,857	43,084	77.12%	22.88%	100.0%
Snoh	15,263	3,417	18,680	81.71%	18.29%	100.0%
Pierce	18,550	1,165	19,715	94.09%	5.91%	100.0%
Kitsap	5,502	272	5,774	95.29%	4.71%	100.0%
Mason	1,406	11	1,417	99.22%	0.78%	100.0%
Skagit	2,499	92	2,591	96.45%	3.55%	100.0%
GrHrbr	1,416	78	1,494	94.78%	5.22%	100.0%
Lewis	1,442	3	1,445	99.8%	0.21%	100.0%
Cowlitz	1,730	27	1,757	98.46%	1.54%	100.0%
Grant	1,050	15	1,065	98.59%	1.41%	100.0%
Thurston	5,524	152	5,676	97.32%	2.68%	100.0%
San Juan	371	18	389	95.37%	4.63%	100.0%
Island	2,166	82	2,248	96.35%	3.65%	100.0%
Kittitas	1,007	69	1,076	93.59%	6.41%	100.0%
Jefferson	830	56	886	93.68%	6.32%	100.0%
Okanogan	454	1	455	99.8%	0.22%	100.0%
Whatcom	3,896	595	4,491	86.75%	13.25%	100.0%
Clark	591	28	619	95.48%	4.52%	100.0%
Pacific	608	42	650	93.54%	6.46%	100.0%
Ferry	37	0	37	100.0%	0.00%	100.0%
Clallam	825	39	864	95.49%	4.51%	100.0%
Chelan	764	65	829	92.16%	7.84%	100.0%
Douglas	430	23	453	94.92%	5.08%	100.0%
Others	396	27	423	93.62%	6.38%	100.0%
TOTAL	99,984	16,134	116,118	86.11%	13.89%	100.0%

Proportion of SFH vs Condos (Pending Sales)



SFH Condos
86.11% 13.89%

Months Supply: Ratio: 2015 Active Listings to Closed Sales* - Single Family Homes + Condos (combined)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
King Co													
Active Listings	3,536	3,555	3,578	3,864	4,176	4,285	4,445	4,352	4,257	3,851	2,917	2,196	45,012
Closings	1,688	1,790	2,670	2,983	3,397	3,693	3,755	3,333	3,079	2,986	2,280	2,612	34,266
Mo. Supply	2.09	1.99	1.34	1.30	1.23	1.16	1.18	1.31	1.38	1.29	1.28	0.84	1.31
Snohomish													
Active Listings	1,918	1880	1,780	1,937	2,129	2,310	2,459	2,536	2,425	2,248	1,735	1,345	24,702
Closings	686	740	1,075	1,272	1,315	1,374	1,411	1,442	1,290	1,178	973	1,189	13,945
Mo. Supply	2.80	2.54	1.66	1.52	1.62	1.68	1.74	1.76	1.88	1.91	1.78	1.13	1.77
Pierce													
Active Listings	2,903	2836	2,758	2,796	3,001	3,115	3,277	3,307	3,135	2,929	2,635	2,129	34,821
Closings	756	789	1,065	1,307	1,267	1,405	1,476	1,352	1,284	1,209	963	1,209	14,082
Mo. Supply	3.84	3.59	2.59	2.14	2.37	2.22	2.22	2.45	2.44	2.42	2.74	1.76	2.47
Kitsap													
Active Listings	843	830	840	841	950	956	1,045	1,033	977	888	768	629	10,600
Closings	225	228	350	353	353	429	467	409	391	422	299	348	4,274
Mo. Supply	3.75	3.64	2.40	2.38	2.69	2.23	2.24	2.53	2.50	2.10	2.57	1.81	2.48
4 Co. total	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Subttl
Active Listings	9,200	9,101	8,956	9,438	10,256	10,666	11,226	11,228	10,794	9,916	8,055	6,299	115,135
Closings	3,355	3,547	5,160	5,915	6,332	6,901	7,109	6,536	6,044	5,795	4,515	5,358	66,567
Mo. Supply	2.74	2.57	1.74	1.60	1.62	1.55	1.58	1.72	1.79	1.71	1.78	1.18	1.73
Mason Co	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Active Listings	443	464	469	505	559	604	633	563	524	447	411	359	5,981
Closings	55	64	68	99	90	83	118	114	119	105	68	83	1,066
Mo. Supply	8.05	7.25	6.90	5.10	6.21	7.28	5.36	4.94	4.40	4.26	6.04	4.33	5.61
Skagit													
Active Listings	494	459	491	514	562	625	656	637	616	583	517	449	6,603
Closings	104	100	143	178	186	203	193	186	190	161	137	167	1,948
Mo. Supply	4.75	4.59	3.43	2.89	3.02	3.08	3.40	3.42	3.24	3.62	3.77	2.69	3.39
Grays Hrbr													
Active Listings	576	584	592	635	641	665	656	645	625	593	548	501	7,261
Closings	57	56	68	93	89	116	109	107	108	93	67	69	1,032
Mo. Supply	10.11	10.43	8.71	6.83	7.20	5.73	6.02	6.03	5.79	6.38	8.18	7.26	7.04
Lewis													
Active Listings	521	517	538	566	604	633	610	604	531	494	430	377	6,425
Closings	60	54	55	73	95	87	112	111	103	90	68	76	984
Mo. Supply	8.68	9.57	9.78	7.75	6.36	7.28	5.45	5.44	5.16	5.49	6.32	4.96	6.53

Cowlitz	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Active Listings	399	410	406	395	390	415	403	414	385	343	313	258	4,531
Closings	76	85	102	113	111	125	111	118	130	120	100	114	1,305
Mo. Supply	5.25	4.82	3.98	3.50	3.51	3.32	3.63	3.51	2.96	2.86	3.13	2.26	3.47
Grant													
Active Listings	413	419	424	464	501	505	481	501	470	431	388	346	5,343
Closings	41	39	76	75	57	94	103	89	87	74	69	62	866
Mo. Supply	10.07	10.74	5.58	6.19	8.79	5.37	4.67	5.63	5.40	5.82	5.62	5.58	6.17
Thurston													
Active Listings	1,028	1050	1,059	1,118	1,120	1,139	1,191	1,158	1,085	1,041	944	810	12,743
Closings	227	243	329	338	353	463	448	404	404	406	274	335	4,224
Mo. Supply	4.53	4.32	3.22	3.31	3.17	2.46	2.66	2.87	2.69	2.56	3.45	2.42	3.02
San Juan													
Active Listings	258	251	271	305	342	388	402	394	399	347	313	262	3,932
Closings	15	16	26	16	26	29	27	31	33	23	29	24	295
Mo. Supply	17.20	15.69	10.42	19.06	13.15	13.38	14.89	12.71	12.09	15.09	10.79	10.92	13.33
Island													
Active Listings	444	475	480	525	588	608	622	576	570	496	410	345	6,139
Closings	88	87	112	135	156	177	196	173	176	142	127	143	1,712
Mo. Supply	5.05	5.46	4.29	3.89	3.77	3.44	3.17	3.33	3.24	3.49	3.23	2.41	3.59
Kittitas													
Active Listings	364	373	393	442	465	465	499	473	412	363	316	242	4,807
Closings	31	40	59	66	68	84	94	93	102	75	54	74	840
Mo. Supply	5.00	9.33	6.66	6.70	6.84	5.54	5.31	5.09	4.04	4.84	5.85	3.27	5.72
Jefferson													
Active Listings	295	300	307	330	371	379	368	360	319	283	255	214	3,781
Closings	34	40	48	51	48	66	73	74	77	57	42	57	667
Mo. Supply	0.00	7.50	6.40	6.47	7.73	5.74	5.04	4.86	4.14	4.96	6.07	3.75	5.67
Okanogan													
Active Listings	349	331	354	410	458	462	497	466	444	404	362	307	4,844
Closings	31	20	18	35	26	46	32	39	41	40	26	19	373
Mo. Supply	11.26	16.55	19.67	11.71	17.62	10.04	15.53	11.95	10.83	10.10	13.92	16.16	12.99
Whatcom													
Active Listings	960	938	979	1,088	1,198	1,270	1,289	1,247	1,144	1,022	857	744	12,736
Closings	165	196	260	289	325	378	372	368	328	290	214	279	3,464
Mo. Supply	5.82	4.79	3.77	3.76	3.69	3.36	3.47	3.39	3.49	3.52	4.00	2.67	3.68
Clark													
Active Listings	129	86	77	88	93	112	111	104	103	92	84	83	1,162
Closings	30	32	55	33	45	40	51	40	46	41	45	40	498
Mo. Supply	4.30	2.69	1.40	2.67	2.07	2.80	2.18	2.60	2.24	2.24	1.87	2.08	2.33

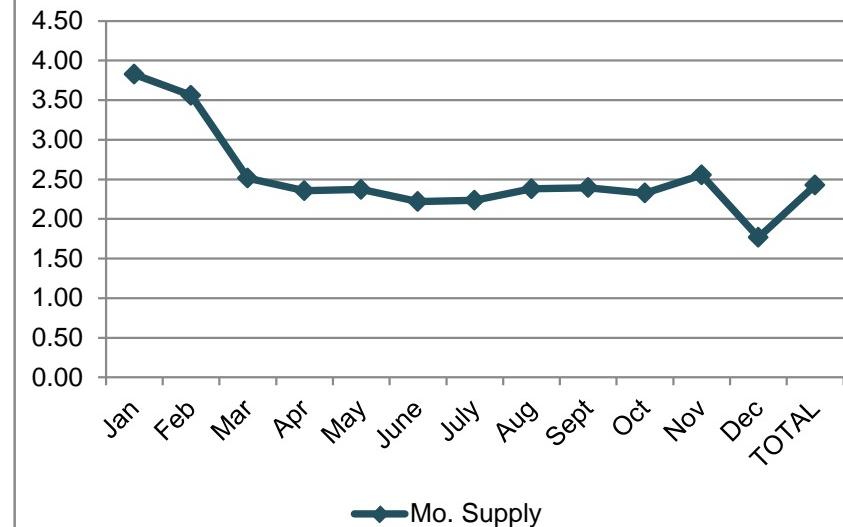
Pacific	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Active Listings	307	294	289	324	307	335	343	332	299	286	269	236	3,621
Closings	19	29	42	29	48	46	43	53	49	55	30	33	476
Mo. Supply	16.16	10.14	6.88	11.17	6.40	7.28	7.98	6.26	6.10	5.20	8.97	7.15	7.61
Ferry													
Active Listings	66	64	59	59	67	65	70	67	64	61	57	51	750
Closings	2	2	3	3	3	0	1	3	2	2	2	4	27
Mo. Supply	33.00	58.00	19.67	19.67	22.33	N/A	N/A	22.33	32.00	30.50	28.50	12.75	27.78
Clallam													
Active Listings	304	296	286	303	321	328	323	322	282	269	251	221	3,506
Closings	29	33	68	51	60	68	75	74	67	53	50	54	682
Mo. Supply	10.48	8.97	4.21	5.94	5.35	4.82	4.31	4.35	4.21	5.08	5.02	4.09	5.14
Chelan													
Active Listings	237	248	269	280	300	313	325	327	340	304	276	210	3,429
Closings	17	34	37	55	57	86	86	43	66	69	41	49	640
Mo. Supply	13.94	7.29	7.27	5.09	5.26	3.64	3.78	7.60	5.15	4.41	6.73	4.29	5.36
Douglas													
Active Listings	83	86	93	118	121	119	135	120	121	110	94	74	1,274
Closings	17	23	22	23	32	40	41	29	39	39	21	31	357
Mo. Supply	4.88	3.74	4.23	5.13	3.78	2.98	3.29	4.14	3.10	2.82	4.48	2.39	3.57
Other													
Active Listings	212	200	215	225	251	237	229	211	197	183	177	134	2,471
Closings	14	21	18	26	22	31	30	33	34	39	20	20	308
Mo. Supply	15.14	9.52	11.94	8.65	11.41	7.65	7.63	6.39	5.79	4.69	8.85	6.70	8.02

ALL AREAS	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTAL
Active Listings	17,082	16,946	17,007	18,132	19,515	20,333	21,069	20,749	19,724	18,068	15,327	12,522	211,771
Closings	4,467	4,761	6,769	7,696	8,229	9,163	9,424	8,718	8,245	7,769	5,999	7,091	87,334
Mo. Supply	3.82	3.56	2.51	2.36	2.37	2.22	2.24	2.38	2.39	2.33	2.55	1.77	2.42

2015 Listings & Sales



Months of Supply by month

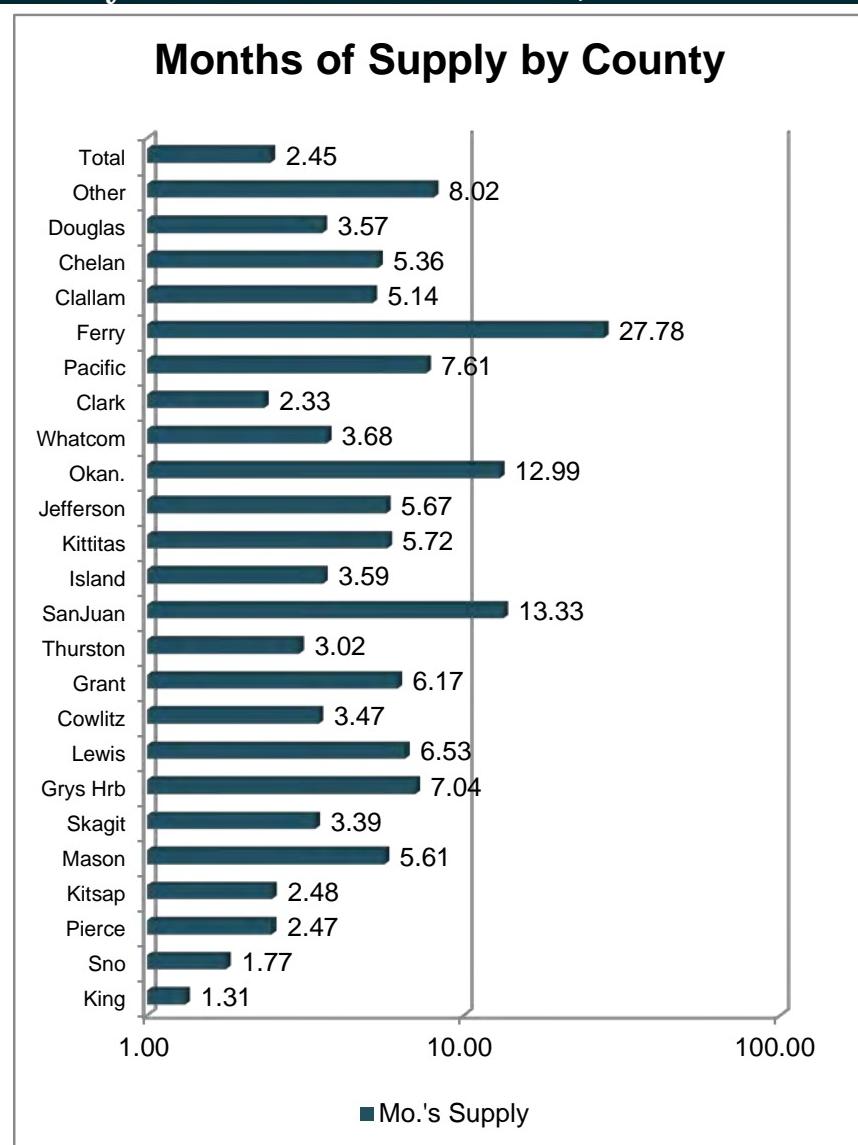


RATIOS: CLOSED SALES to ACTIVE LISTINGS (Single Family Homes + Condos combined)

	Active Listings	Closings	Mo.'s Supply
King	45,012	34,266	1.31
Sno	24,702	13,945	1.77
Pierce	34,821	14,082	2.47
Kitsap	10,600	4,274	2.48
Mason	5,981	1,066	5.61
Skagit	6,603	1,948	3.39
Grays Hrb	7,261	1,032	7.04
Lewis	6,425	984	6.53
Cowlitz	4,531	1,305	3.47
Grant	5,343	866	6.17
Thurston	12,743	4,224	3.02
San Juan	3,932	295	13.33
Island	6,139	1,712	3.59
Kittitas	4,807	840	5.72
Jefferson	3,781	667	5.67
Okanogan	4,844	373	12.99
Whatcom	12,736	3,464	3.68
Clark	1,162	498	2.33
Pacific	3,621	476	7.61
Ferry	750	27	27.78
Clallam	3,506	682	5.14
Chelan	3,429	640	5.36
Douglas	1,274	357	3.57
Other	2,471	308	8.02
Total	216,474	88,331	2.45

County	Mo.'s Supply
King	1.31
Sno	1.77
Pierce	2.47
Kitsap	2.48
Mason	5.61
Skagit	3.39
Grys Hrb	7.04
Lewis	6.53
Cowlitz	3.47
Grant	6.17
Thurston	3.02
SanJuan	13.33
Island	3.59
Kittitas	5.72
Jefferson	5.67
Okan.	12.99
Whatcom	3.68
Clark	2.33
Pacific	7.61
Ferry	27.78
Clallam	5.14
Chelan	5.36
Douglas	3.57
Other	8.02
Total	2.45

Months supply is an estimate of how long it would take for the entire inventory of active listings to sell at the current pace, assuming no new inventory comes onto the market. Many analysts consider a supply of 4-to-6 months to be a balanced market, meaning the market favors neither buyers nor sellers. The chief economist at the National Association of Realtors prefers six-to-seven months as an indicator.)



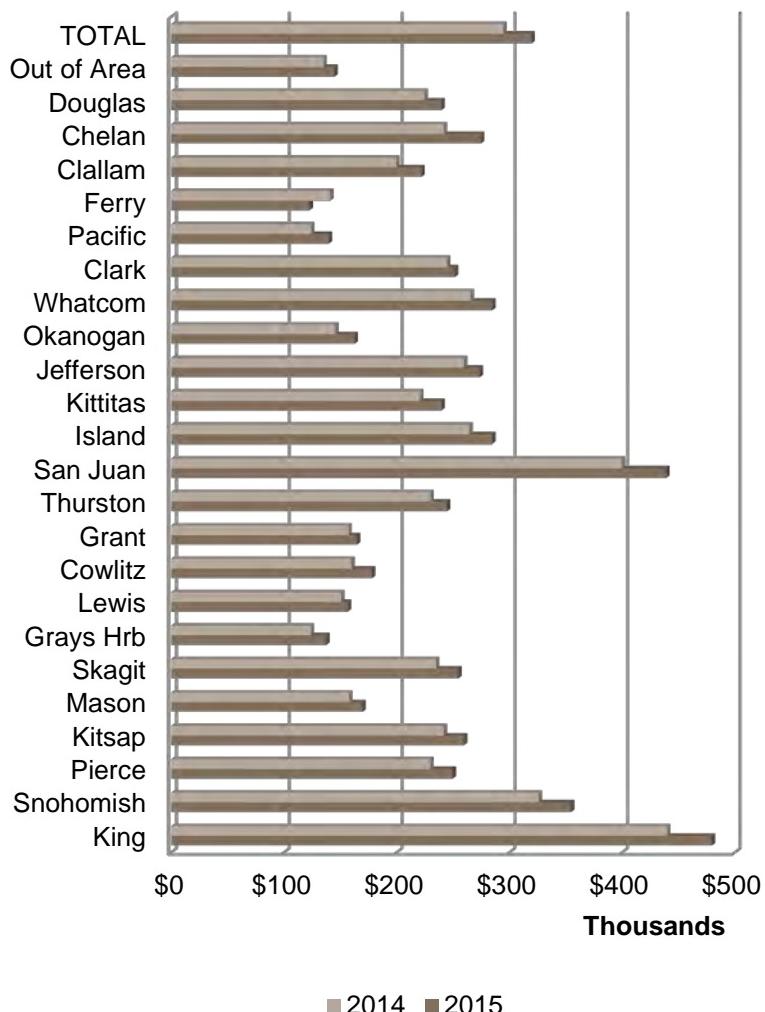
* 2015 calculations are based on **closed** sales, rather than pendings.

CLOSED SALES, Single Family Homes (excl. condos) 2015 vs 2014

	Median Price			Units		
	2015	2014	% change	2015	2014	% change
King	\$480,000	\$440,000	9.09%	26,693	24,393	9.43%
Snohomish	\$355,000	\$326,360	8.78%	11,303	9,677	16.80%
Pierce	\$249,950	\$230,000	8.67%	13,273	11,307	17.39%
Kitsap	\$260,000	\$242,000	7.44%	4,051	3,624	11.78%
Mason	\$170,000	\$158,125	7.51%	1,055	986	7.00%
Skagit	\$255,000	\$235,000	8.51%	1,866	1,635	14.13%
Grays Hrb	\$137,900	\$124,000	11.21%	985	898	9.69%
Lewis	\$157,000	\$151,000	3.97%	982	823	19.32%
Cowlitz	\$178,500	\$160,000	11.56%	1,283	1,050	22.19%
Grant	\$165,000	\$157,500	4.76%	852	761	11.96%
Thurston	\$245,000	\$229,995	6.52%	4,115	3,501	17.54%
San Juan	\$439,500	\$400,000	9.88%	276	275	0.36%
Island	\$285,000	\$264,950	7.57%	1,643	1,407	16.77%
Kittitas	\$240,000	\$220,950	8.62%	795	627	26.79%
Jefferson	\$274,020	\$260,000	5.39%	620	507	22.29%
Okanogan	\$163,000	\$146,000	11.64%	373	295	26.44%
Whatcom	\$285,000	\$266,000	7.14%	3,001	2,540	18.15%
Clark	\$252,000	\$245,000	2.86%	474	530	-10.57%
Pacific	\$140,000	\$124,250	12.68%	442	362	22.10%
Ferry	\$123,000	\$141,200	-12.89%	27	24	12.50%
Clallam	\$222,250	\$200,000	11.13%	646	573	12.74%
Chelan	\$275,000	\$242,250	13.52%	585	426	37.32%
Douglas	\$240,000	\$225,000	6.67%	347	213	62.91%
Out of Area	\$145,000	\$135,000	7.41%	288	282	2.13%
TOTAL	\$320,000	\$295,000	8.47%	75,975	66,716	13.88%

From Dec. reports

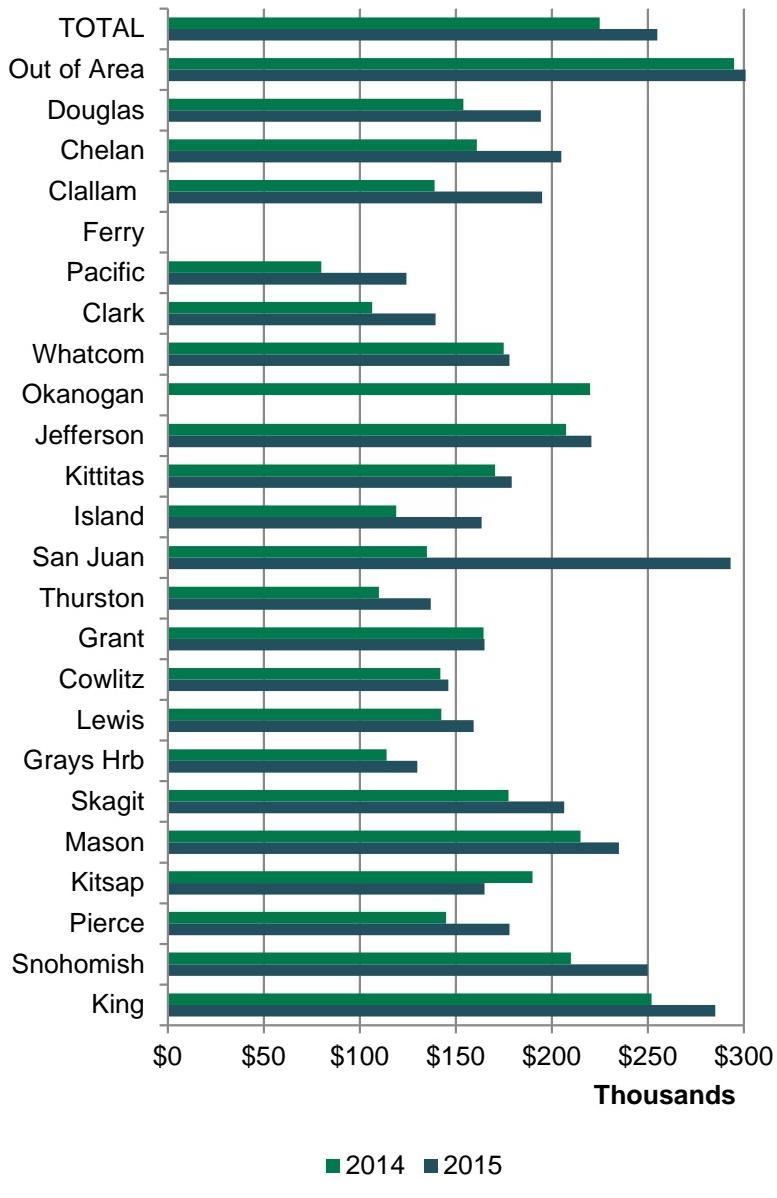
Median Prices, SFH only 2015 vs 2014



CLOSED SALES, Condominiums (excl. SFH) 2015 vs 2014

	Median Price			Units		
	2015	2014	% change	2015	2014	% change
King	\$285,000	\$252,000	13.10%	7,573	6,538	15.83%
Snohomish	\$250,000	\$210,000	19.05%	2,642	2,102	25.69%
Pierce	\$178,000	\$145,000	22.76%	809	758	6.73%
Kitsap	\$165,000	\$190,000	-13.16%	223	226	-1.33%
Mason	\$235,000	\$215,000	9.30%	11	13	-15.38%
Skagit	\$206,500	\$177,450	16.37%	82	80	2.50%
Grays Hrb	\$130,000	\$114,000	14.04%	47	39	20.51%
Lewis	\$159,250	\$142,500	11.75%	02	03	-33.33%
Cowlitz	\$146,053	\$142,000	2.85%	22	16	37.50%
Grant	\$165,000	\$164,500	0.30%	14	07	100.00%
Thurston	\$136,890	\$110,000	24.45%	109	109	0.00%
San Juan	\$293,000	\$135,000	117.04%	19	25	-24.00%
Island	\$163,500	\$119,000	37.39%	69	57	21.05%
Kittitas	\$179,025	\$170,500	5.00%	45	34	32.35%
Jefferson	\$220,600	\$207,500	6.31%	47	34	38.24%
Okanogan	0	\$220,000	N/A	00	01	N/A
Whatcom	\$178,000	\$175,000	1.71%	463	362	27.90%
Clark	\$139,500	\$106,500	30.99%	24	30	-20.00%
Pacific	\$124,250	\$80,000	55.31%	34	26	30.77%
Ferry	0	0	0.00%	00	00	0.00%
Clallam	\$195,000	\$139,000	40.29%	36	21	71.43%
Chelan	\$205,000	\$160,950	27.37%	55	44	25.00%
Douglas	\$194,200	\$154,000	26.10%	10	05	100.00%
Out of Area	\$318,250	\$294,900	7.92%	20	30	-33.33%
TOTAL	\$254,900	\$225,000	13.29%	12,356	10,560	17.01%

Median Prices, Condos 2015 vs 2014

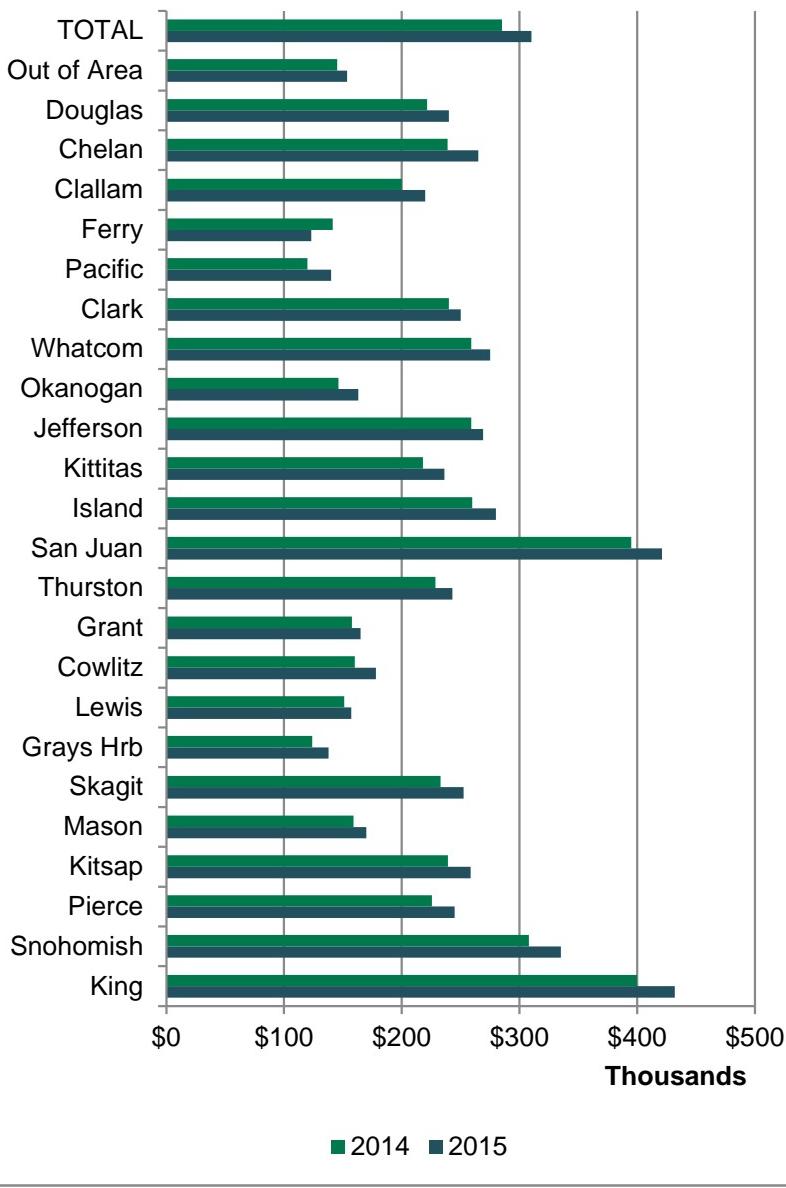


CLOSED SALES, SFH + Condos (combined) 2015 vs 2014

	Median Price			Units		
	2015	2014	% change	2015	2014	% change
King	\$432,000	\$399,790	8.06%	34,266	30,931	10.78%
Snohomish	\$335,000	\$308,000	8.77%	13,945	11,779	18.39%
Pierce	\$245,000	\$225,500	8.65%	14,082	12,065	16.72%
Kitsap	\$258,500	\$239,250	8.05%	4,274	3,850	11.01%
Mason	\$170,000	\$159,000	6.92%	1,066	999	6.71%
Skagit	\$252,500	\$232,950	8.39%	1,948	1,715	13.59%
Grays Hrb	\$137,700	\$124,000	11.05%	1,032	937	10.14%
Lewis	\$157,000	\$151,000	3.97%	984	826	19.13%
Cowlitz	\$178,000	\$160,000	11.25%	1,305	1,066	22.42%
Grant	\$165,000	\$157,500	4.76%	866	768	12.76%
Thurston	\$243,000	\$228,700	6.25%	4,224	3,610	17.01%
San Juan	\$421,000	\$395,000	6.58%	295	300	-1.67%
Island	\$280,000	\$259,925	7.72%	1,712	1,464	16.94%
Kittitas	\$236,250	\$217,900	8.42%	840	661	27.08%
Jefferson	\$269,000	\$259,000	3.86%	667	541	23.29%
Okanogan	\$163,000	\$146,250	11.45%	373	296	26.01%
Whatcom	\$275,000	\$259,000	6.18%	3,464	2,902	19.37%
Clark	\$250,000	\$240,000	4.17%	498	560	-11.07%
Pacific	\$140,000	\$119,900	16.76%	476	388	22.68%
Ferry	\$123,000	\$141,200	-12.89%	27	24	12.50%
Clallam	\$220,000	\$199,949	10.03%	682	594	14.81%
Chelan	\$265,125	\$239,000	10.93%	640	470	36.17%
Douglas	\$240,000	\$221,500	8.35%	357	218	63.76%
Out of Area	\$153,500	\$145,000	5.86%	308	312	-1.28%
TOTAL	\$310,000	\$285,000	8.77%	88,331	77,276	14.31%

Figures for 2015 and 2014 are from Dec. 2015/YTD reports

Median Prices, SFH + Condos, 2015 vs 2014



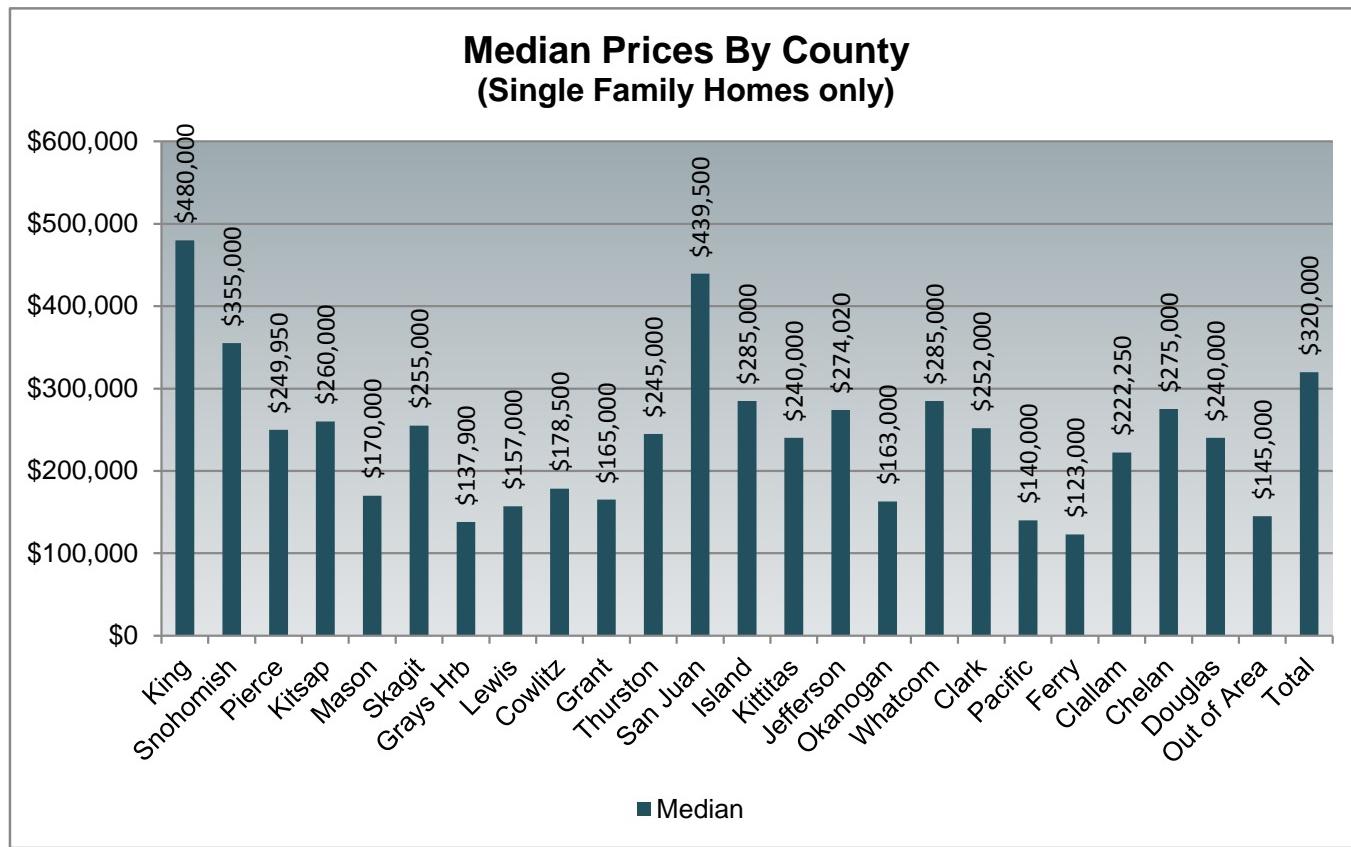
2015 Closed Sales by County, Single Family Homes only (excl. condo)

County	Units	Median	Average	Lowest	Highest
King	26,693	\$480,000	\$585,982	35,000	13,800,000
Snohomish	11,303	\$355,000	\$385,182	15,000	2,788,000
Pierce	13,273	\$249,950	\$277,815	19,000	2,500,000
Kitsap	4,051	\$260,000	\$319,359	\$7,750	\$3,025,000
Subtotal, 4-county Puget Sound region	55,320	364,000	452,655	\$7,750	\$13,800
Mason	1,055	\$170,000	\$193,779	\$20,500	\$1,260,000
Skagit	1,866	\$255,000	\$294,122	\$27,000	\$2,150,000
Grays Hrb	985	\$137,900	\$146,504	\$11,000	\$840,000
Lewis	982	\$157,000	\$173,263	\$16,350	\$785,000
Cowlitz	1,283	\$178,500	\$191,912	\$6,622	\$625,000
Grant	852	\$165,000	\$181,496	\$18,000	\$632,000
Thurston	4,115	\$245,000	\$260,376	\$20,000	\$1,600,000
San Juan	276	\$439,500	\$585,678	\$55,000	\$7,000,000
Island	1,643	\$285,000	\$332,673	\$24,500	\$2,988,888
Kittitas	795	\$240,000	\$297,568	\$36,000	\$1,950,000
Jefferson	620	\$274,020	\$311,361	\$12,500	\$1,195,000
Okanogan	373	\$163,000	\$196,783	\$20,000	\$865,000
Whatcom	3,001	\$285,000	\$318,731	\$10,000	\$2,100,000
Clark	474	\$252,000	\$287,922	\$76,100	\$1,790,000
Pacific	442	\$140,000	\$161,496	\$19,800	\$1,000,000
Ferry	27	\$123,000	\$136,383	\$20,000	\$550,000
Clallam	646	\$222,250	\$240,441	\$14,900	\$1,200,000
Chelan	585	\$275,000	\$3,636,474	\$45,000	\$2,800,000
Douglas	347	\$240,000	\$258,218	\$48,375	\$837,500
Sub-total, 17 counties, excl Puget Sound region	20,367	235,000	263,586	\$6,622	7,000,000
Other/Out of Area	288	\$169,000	\$162,062	\$6,622	\$637,500
TOTAL, all areas	75,975	\$299,950	\$399,924	\$6,622	\$13,800,000

Total Value, sales

\$30,384,225,900

County	Median
King	\$480,000
Snohomish	\$355,000
Pierce	\$249,950
Kitsap	\$260,000
Mason	\$170,000
Skagit	\$255,000
Grays Hrb	\$137,900
Lewis	\$157,000
Cowlitz	\$178,500
Grant	\$165,000
Thurston	\$245,000
San Juan	\$439,500
Island	\$285,000
Kittitas	\$240,000
Jefferson	\$274,020
Okanogan	\$163,000
Whatcom	\$285,000
Clark	\$252,000
Pacific	\$140,000
Ferry	\$123,000
Clallam	\$222,250
Chelan	\$275,000
Douglas	\$240,000
Out of Area	\$145,000
Total	\$320,000



Data from Dec15 Area Status Report + Area Market Surveys

King County Sub-areas - SFH only

Area	Units	Median	Average	Lowest	Highest
Sub-area	Units	Median	Avg	Lowest	Highest
SW King	3,111	\$295,000	\$323,281	\$55,000	\$2,400,000
SE King	6,098	\$377,000	\$360,248	\$40,000	\$1,915,000
Seattle	7,639	\$565,000	\$650,300	\$109,000	\$5,750,000
N King	1,094	\$435,000	\$503,845	\$135,000	\$3,300,000
Eastside	8,354	\$663,800	\$807,414	\$48,500	\$13,800,000
Vashon = #800	176	\$463,750	\$533,300	\$141,799	\$1,500,000

NWMLS map areas, King Co subareas

SW King = NWMLS Map Area 100,110,120,130

SE King = #s 300,310,320,330,340,350,360

Seattle = #s 140,380,385,390,700,701,705,710

N. King = #s 715,720 (portion of 610 in King Co incl. in Snoh. stats)

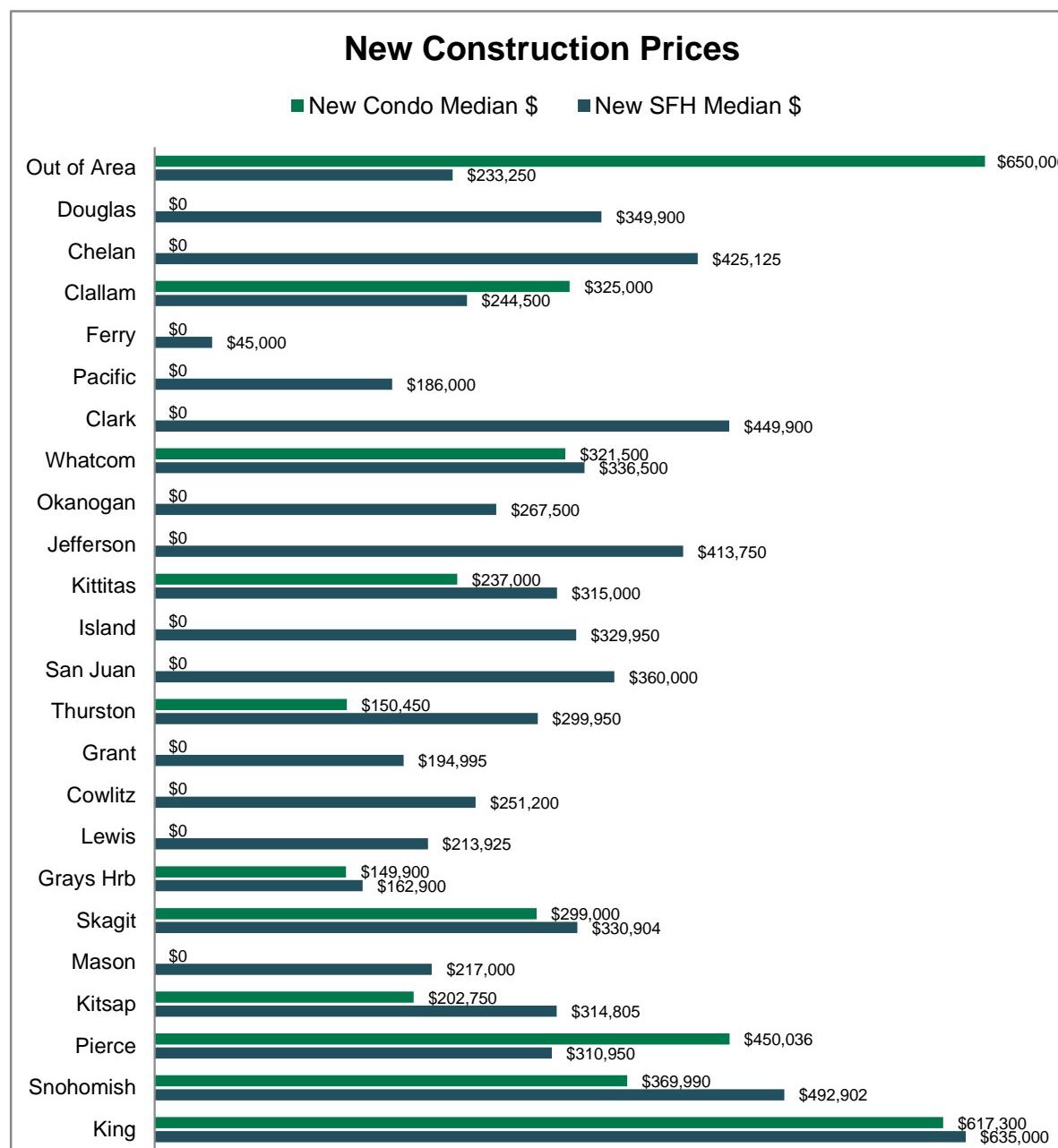
Eastside = #s 500,510,520,530,540,550,560,600

Vashon = #800

NEW CONSTRUCTION, 2015 Closed Sales by County, Single Family Homes & Condos

SINGLE FAMILY HOMES						CONDOMINIUMS					
County	Units	Median \$	Avg Price	Lowest	Highest	County	Units	Median \$	Avg Price	Lowest	Highest
King	3192	\$635,000	\$742,087	\$213,900	\$6,210,000	King	458	\$617,300	\$694,321	\$77,400	\$2,775,000
Snohomish	1668	\$492,902	\$500,099	\$209,950	\$2,054,000	Snohomish	479	\$369,990	\$373,083	\$165,990	\$575,000
Pierce	1755	\$310,950	\$342,287	\$138,000	\$1,589,279	Pierce	62	\$450,036	\$505,856	\$99,000	\$1,670,000
Kitsap	366	\$314,805	\$345,331	\$107,777	\$1,425,000	Kitsap	2	\$202,750	\$202,750	\$113,000	\$292,500
Mason	21	\$217,000	\$230,152	\$141,600	\$370,000	Mason	0	\$0	\$0	\$0	\$0
Skagit	163	\$330,904	\$386,337	\$185,000	\$1,350,000	Skagit	1	\$299,000	\$299,000	\$299,000	\$299,000
Grays Hrb	37	\$162,900	\$177,778	\$128,000	\$329,000	Grays Hrb	1	\$149,900	\$149,900	\$149,900	\$149,900
Lewis	22	\$213,925	\$203,084	\$144,900	\$280,000	Lewis	0	\$0	\$0	\$0	\$0
Cowlitz	26	\$251,200	\$244,258	\$174,900	\$379,900	Cowlitz	0	\$0	\$0	\$0	\$0
Grant	96	\$194,995	\$216,639	\$103,000	\$435,000	Grant	0	\$0	\$0	\$0	\$0
Thurston	641	\$299,950	\$312,288	\$120,000	\$733,000	Thurston	2	\$150,450	\$150,450	\$48,000	\$252,900
San Juan	3	\$360,000	\$535,000	\$295,000	\$950,000	San Juan	0	\$0	\$0	\$0	\$0
Island	93	\$329,950	\$336,812	\$122,500	\$1,475,000	Island	0	\$0	\$0	\$0	\$0
Kittitas	108	\$315,000	\$442,307	\$177,000	\$1,259,000	Kittitas	1	\$237,000	\$237,000	\$237,000	\$237,000
Jefferson	8	\$413,750	\$399,853	\$99,000	\$630,000	Jefferson	0	\$0	\$0	\$0	\$0
Okanogan	10	\$267,500	\$281,629	\$103,800	\$604,000	Okanogan	0	\$0	\$0	\$0	\$0
Whatcom	237	\$336,500	\$354,931	\$70,000	\$789,500	Whatcom	10	\$321,500	\$368,079	\$215,000	\$649,900
Clark	13	\$449,900	\$417,754	\$224,900	\$600,000	Clark	0	\$0	\$0	\$0	\$0
Pacific	7	\$186,000	\$208,235	\$164,000	\$279,000	Pacific	0	\$0	\$0	\$0	\$0
Ferry	1	\$45,000	\$45,000	\$45,000	\$45,000	Ferry	0	\$0	\$0	\$0	\$0
Clallam	22	\$244,500	\$261,245	\$105,000	\$542,500	Clallam	1	\$325,000	\$325,000	\$325,000	\$325,000
Chelan	36	\$425,125	\$508,231	\$215,000	\$2,000,000	Chelan	0	\$0	\$0	\$0	\$0
Douglas	17	\$349,900	\$349,936	\$142,000	\$491,000	Douglas	0	\$0	\$0	\$0	\$0
Out of Area	6	\$233,250	\$259,161	\$173,351	\$832,497	Out of Area	1	\$650,000	\$650,000	\$650,000	\$650,000
TOTAL	8,548	\$425,000	\$520,063	\$45,000	\$6,210,000	TOTAL	1,018	\$449,950	\$524,673	\$103,000	\$6,100,000

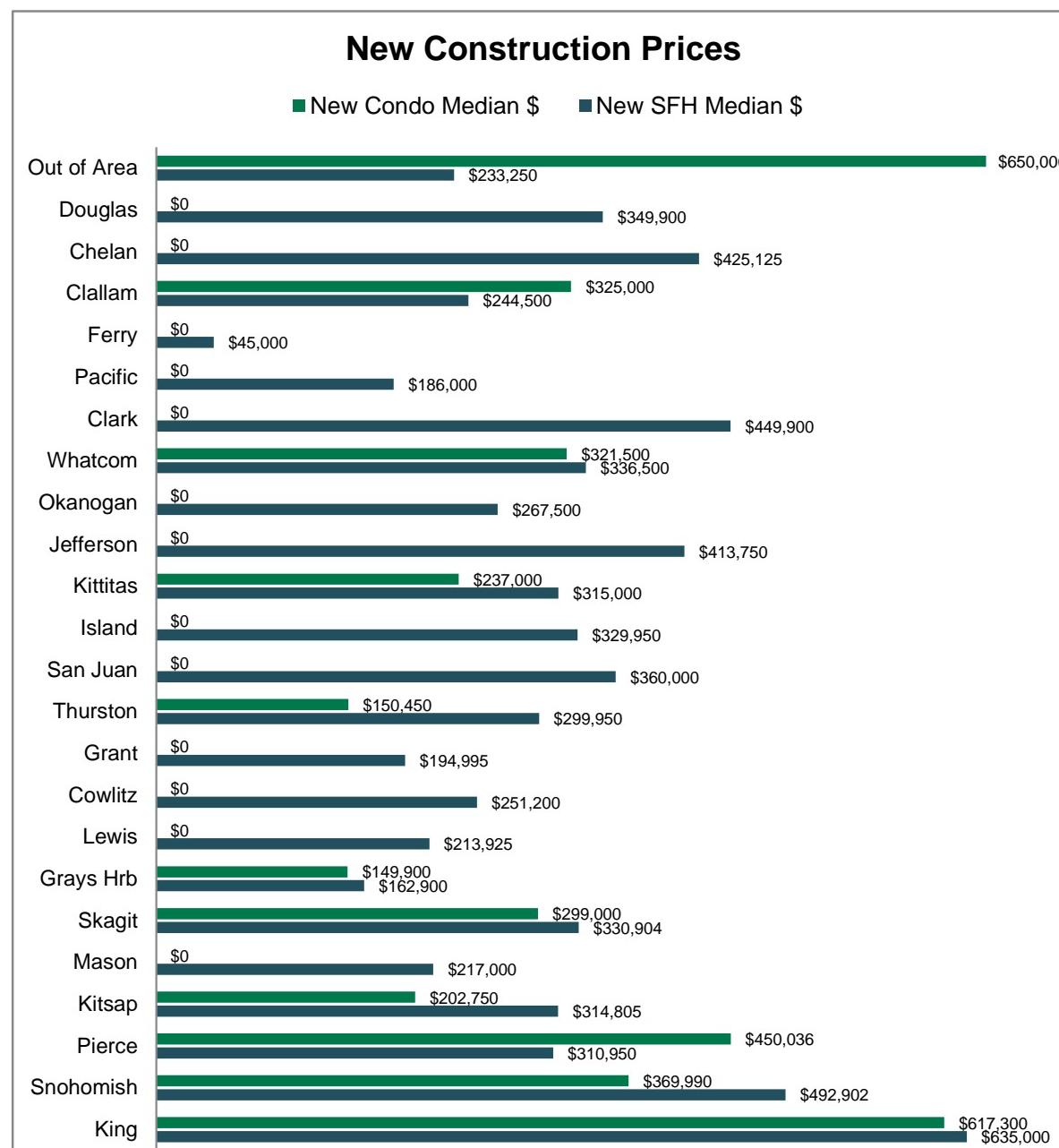
County	New SFH Median \$	New Condo Median \$
King	\$635,000	\$617,300
Snohomish	\$492,902	\$369,990
Pierce	\$310,950	\$450,036
Kitsap	\$314,805	\$202,750
Mason	\$217,000	\$0
Skagit	\$330,904	\$299,000
Grays Hrb	\$162,900	\$149,900
Lewis	\$213,925	\$0
Cowlitz	\$251,200	\$0
Grant	\$194,995	\$0
Thurston	\$299,950	\$150,450
San Juan	\$360,000	\$0
Island	\$329,950	\$0
Kittitas	\$315,000	\$237,000
Jefferson	\$413,750	\$0
Okanogan	\$267,500	\$0
Whatcom	\$336,500	\$321,500
Clark	\$449,900	\$0
Pacific	\$186,000	\$0
Ferry	\$45,000	\$0
Clallam	\$244,500	\$325,000
Chelan	\$425,125	\$0
Douglas	\$349,900	\$0
Out of Area	\$233,250	\$650,000
All areas	\$425,000	\$449,950



NEW CONSTRUCTION, 2015 Closed Sales by County, Single Family Homes & Condos

SINGLE FAMILY HOMES						CONDOMINIUMS					
County	Units	Median \$	Avg Price	Lowest	Highest	County	Units	Median \$	Avg Price	Lowest	Highest
King	3192	\$635,000	\$742,087	\$213,900	\$6,210,000	King	458	\$617,300	\$694,321	\$77,400	\$2,775,000
Snohomish	1668	\$492,902	\$500,099	\$209,950	\$2,054,000	Snohomish	479	\$369,990	\$373,083	\$165,990	\$575,000
Pierce	1755	\$310,950	\$342,287	\$138,000	\$1,589,279	Pierce	62	\$450,036	\$505,856	\$99,000	\$1,670,000
Kitsap	366	\$314,805	\$345,331	\$107,777	\$1,425,000	Kitsap	2	\$202,750	\$202,750	\$113,000	\$292,500
Mason	21	\$217,000	\$230,152	\$141,600	\$370,000	Mason	0	\$0	\$0	\$0	\$0
Skagit	163	\$330,904	\$386,337	\$185,000	\$1,350,000	Skagit	1	\$299,000	\$299,000	\$299,000	\$299,000
Grays Hrb	37	\$162,900	\$177,778	\$128,000	\$329,000	Grays Hrb	1	\$149,900	\$149,900	\$149,900	\$149,900
Lewis	22	\$213,925	\$203,084	\$144,900	\$280,000	Lewis	0	\$0	\$0	\$0	\$0
Cowlitz	26	\$251,200	\$244,258	\$174,900	\$379,900	Cowlitz	0	\$0	\$0	\$0	\$0
Grant	96	\$194,995	\$216,639	\$103,000	\$435,000	Grant	0	\$0	\$0	\$0	\$0
Thurston	641	\$299,950	\$312,288	\$120,000	\$733,000	Thurston	2	\$150,450	\$150,450	\$48,000	\$252,900
San Juan	3	\$360,000	\$535,000	\$295,000	\$950,000	San Juan	0	\$0	\$0	\$0	\$0
Island	93	\$329,950	\$336,812	\$122,500	\$1,475,000	Island	0	\$0	\$0	\$0	\$0
Kittitas	108	\$315,000	\$442,307	\$177,000	\$1,259,000	Kittitas	1	\$237,000	\$237,000	\$237,000	\$237,000
Jefferson	8	\$413,750	\$399,853	\$99,000	\$630,000	Jefferson	0	\$0	\$0	\$0	\$0
Okanogan	10	\$267,500	\$281,629	\$103,800	\$604,000	Okanogan	0	\$0	\$0	\$0	\$0
Whatcom	237	\$336,500	\$354,931	\$70,000	\$789,500	Whatcom	10	\$321,500	\$368,079	\$215,000	\$649,900
Clark	13	\$449,900	\$417,754	\$224,900	\$600,000	Clark	0	\$0	\$0	\$0	\$0
Pacific	7	\$186,000	\$208,235	\$164,000	\$279,000	Pacific	0	\$0	\$0	\$0	\$0
Ferry	1	\$45,000	\$45,000	\$45,000	\$45,000	Ferry	0	\$0	\$0	\$0	\$0
Clallam	22	\$244,500	\$261,245	\$105,000	\$542,500	Clallam	1	\$325,000	\$325,000	\$325,000	\$325,000
Chelan	36	\$425,125	\$508,231	\$215,000	\$2,000,000	Chelan	0	\$0	\$0	\$0	\$0
Douglas	17	\$349,900	\$349,936	\$142,000	\$491,000	Douglas	0	\$0	\$0	\$0	\$0
Out of Area	6	\$233,250	\$259,161	\$173,351	\$832,497	Out of Area	1	\$650,000	\$650,000	\$650,000	\$650,000
TOTAL	8,548	\$425,000	\$520,063	\$45,000	\$6,210,000	TOTAL	1,018	\$449,950	\$524,673	\$103,000	\$6,100,000

County	New SFH Median \$	New Condo Median \$
King	\$635,000	\$617,300
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Pierce	\$310,950	\$450,036
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Mason	\$217,000	\$0
Skagit	\$330,904	\$299,000
Grays Hrb	\$162,900	\$149,900
Lewis	\$213,925	\$0
Cowlitz	\$251,200	\$0
Grant	\$194,995	\$0
Thurston	\$299,950	\$150,450
San Juan	\$360,000	\$0
Island	\$329,950	\$0
Kittitas	\$315,000	\$237,000
Jefferson	\$413,750	\$0
Okanogan	\$267,500	\$0
Whatcom	\$336,500	\$321,500
Clark	\$449,900	\$0
Pacific	\$186,000	\$0
Ferry	\$45,000	\$0
Clallam	\$244,500	\$325,000
Chelan	\$425,125	\$0
Douglas	\$349,900	\$0
Out of Area	\$233,250	\$650,000
All areas	\$425,000	\$449,950

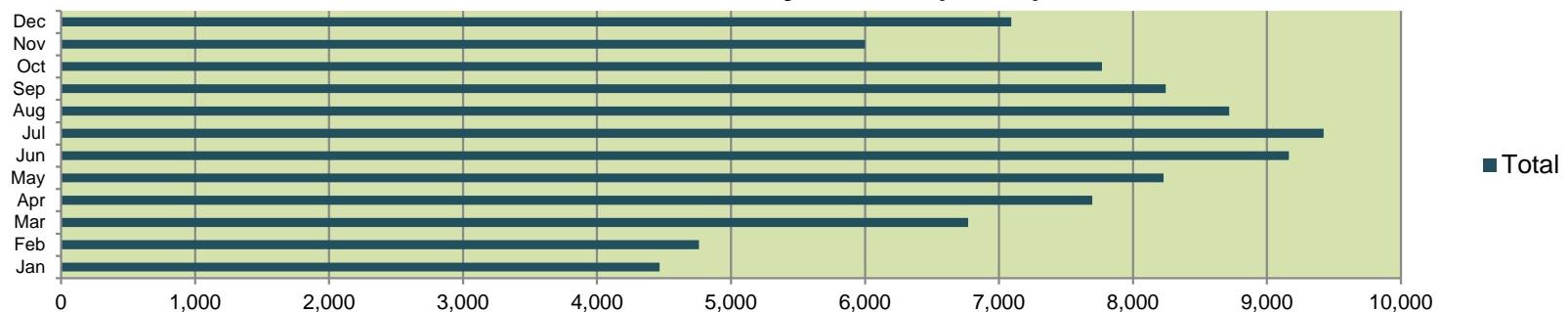


CLOSED SALES - UNITS 2015, Single Family Homes + Condos (combined)

Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
King	1,688	1,790	2,670	2,983	3,397	3,693	3,755	3,333	3,079	2,986	2,280	2,612	34,266
Snoh	686	740	1,075	1,272	1,315	1,374	1,411	1,442	1,290	1,178	973	1,189	13,945
Pierce	756	789	1,065	1,307	1,267	1,405	1,476	1,352	1,284	1,209	963	1,209	14,082
Kitsap	225	228	350	353	353	429	467	409	391	422	299	348	4,274
Mason	55	64	68	99	90	83	118	114	119	105	68	83	1,066
Skagit	104	100	143	178	186	203	193	186	190	161	137	167	1,948
GraysHrb	57	56	68	93	89	116	109	107	108	93	67	69	1,032
Lewis	60	54	55	73	95	87	112	111	103	90	68	76	984
Cowlitz	76	85	102	113	111	125	111	118	130	120	100	114	1,305
Grant	41	39	76	75	57	94	103	89	87	74	69	62	866
Thurston	227	243	329	338	353	463	448	404	404	406	274	335	4,224
San Juan	15	16	26	16	26	29	27	31	33	23	29	24	295
Island	88	87	112	135	156	177	196	173	176	142	127	143	1,712
Kittitas	31	40	59	66	68	84	94	93	102	75	54	74	840
Jefferson	34	40	48	51	48	66	73	74	77	57	42	57	667
Okanogan	31	20	18	35	26	46	32	39	41	40	26	19	373
Whatcom	165	196	260	289	325	378	372	368	328	290	214	279	3,464
Clark	30	32	55	33	45	40	51	40	46	41	45	40	498
Pacific	19	29	42	29	48	46	43	53	49	55	30	33	476
Ferry	2	2	3	3	3	0	1	3	2	2	2	4	27
Clallam	29	33	68	51	60	68	75	74	67	53	50	54	682
Chelan	17	34	37	55	57	86	86	43	66	69	41	49	640
Douglas	17	23	22	23	32	40	41	29	39	39	21	31	357
Other	14	21	18	26	22	31	30	33	34	39	20	20	308
TOTAL	4,467	4,761	6,769	7,696	8,229	9,163	9,424	8,718	8,245	7,769	5,999	7,091	88,331

Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Total	4,467	4,761	6,769	7,696	8,229	9,163	9,424	8,718	8,245	7,769	5,999	7,091

Closed Sales by Month (units)



CLOSED SALES - DOLLAR VOLUME 2015, SFH + Condos (combined)

	Units	Avg Price	\$ Vol
King	34,266	\$533,297	\$18,273,955,002
Snoh	13,945	\$362,543	\$5,055,662,135
Pierce	14,082	\$274,579	\$3,866,621,478
Kitsap	4,274	\$315,013	\$1,346,365,562
Mason	1,066	\$194,220	\$207,038,520
Skagit	1,948	\$291,394	\$567,635,512
GraysHrb	1,032	\$145,738	\$150,401,616
Lewis	984	\$173,235	\$170,463,240
Cowlitz	1,305	\$191,146	\$249,445,530
Grant	866	\$181,496	\$157,175,536
Thurston	4,224	\$257,778	\$1,088,854,272
San Juan	295	\$564,992	\$166,672,640
Island	1,712	\$329,099	\$563,417,488
Kittitas	840	\$292,568	\$245,757,120
Jefferson	667	\$305,271	\$203,615,757
Okanogan	373	\$196,783	\$73,400,059
Whatcom	3,464	\$303,155	\$1,050,128,920
Clark	498	\$281,306	\$140,090,388
Pacific	476	\$159,233	\$75,794,908
Ferry	27	\$136,383	\$3,682,341
Clallam	682	\$237,588	\$162,035,016
Chelan	640	\$326,579	\$209,010,560
Douglas	357	\$256,457	\$91,555,149
Other	308	\$172,883	\$53,247,964
TOTAL	88,331	\$386,805	\$34,166,872,455
2014	77,276	\$360,149	\$27,830,874,124

Total sales volume 2015 \$34,166,872,455
 Total sales volume 2014 \$27,830,874,124
 % change, 2015 vs 2014 22.77%

HIGH END PROPERTY SALES, BY COUNTY, 2015

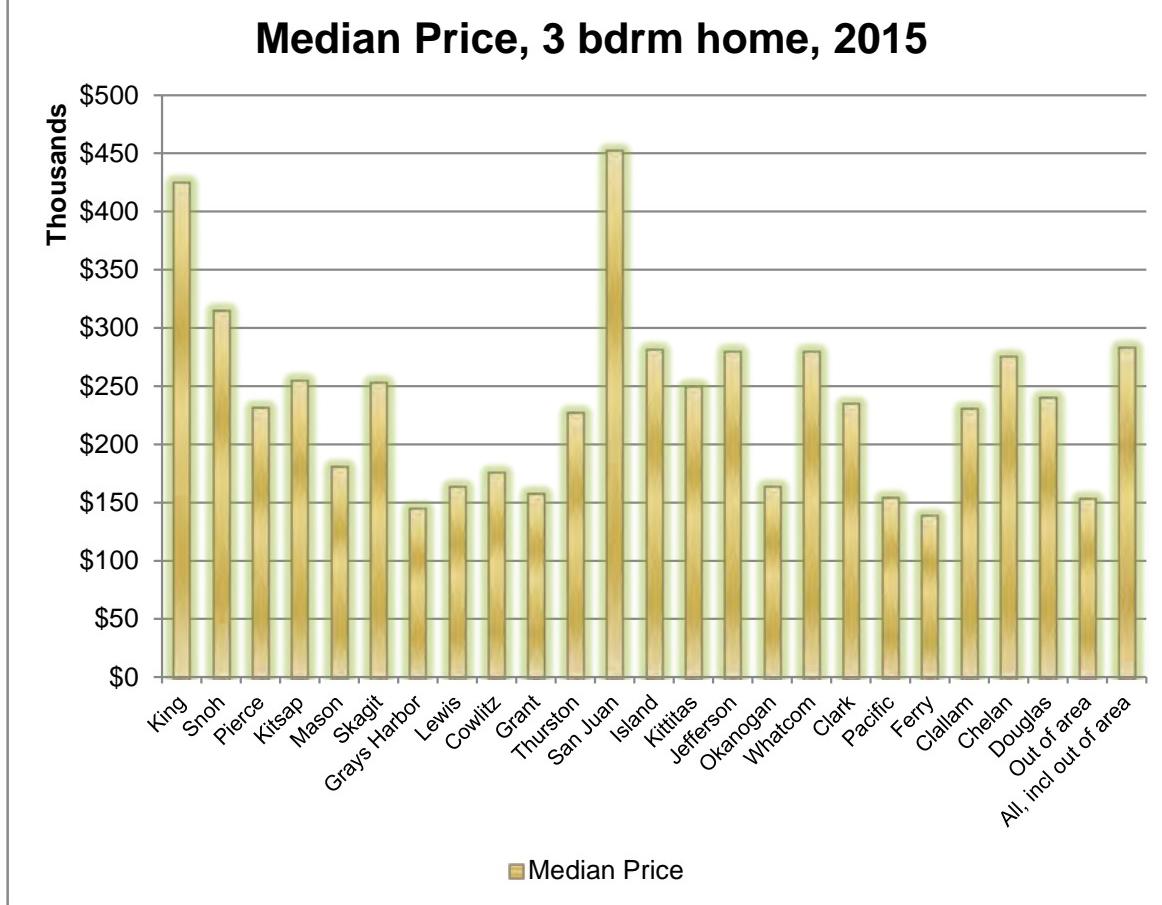
0	MLS Map Area	Description	SFH, Sales Price = \$1 mil +	Condos	MLS Map Area	Description	Condominiums, \$500,000-plus
King Co	100, 110, 120, 130	SW King Co		14	King Co	100, 110, 120, 130	SW King Co
	300, 310, 320, 330, 340, 350, 360	SE King Co		22		300, 310, 320, 330, 340, 350, 360	SE King Co
	140, 380, 385, 390, 700, 701, 705, 710	Seattle		745		140, 380, 385, 390, 700, 701, 705, 710	Seattle
	715, 720, 610	North King Co		41		715, 720	North King Co
	500, 510, 520, 530, 540, 550, 560, 600	Eastside (E. King Co.)		1484		500, 510, 520, 530, 540, 550, 560, 600	Eastside (E. King Co.)
	800	Vashon		13		800	Vashon
	TOTAL - King Co		2319			TOTAL - King Co	
	Snoh		84			Snohomish	82
	Pierce		82			Pierce	51
	Kitsap		64			Kitsap	13
	Mason		1			Mason	0
	Skagit		13			Skagit	3
	Grays Harbor		0			Grays Harbor	0
	Lewis		0			Lewis	0
	Cowlitz		0			Cowlitz	0
	Grant		0			Grant	0
	Thurston		2			Thurston	3
	San Juan		32			San Juan	0
	Island		19			Island	0
	Kittitas		8			Kittitas	0
	Jefferson		9			Jefferson	0
	Okanogan		0			Okanogan	0
	Whatcom		30			Whatcom	14
	Clark		2			Clark	1
	Pacific		1			Pacific	0
	Ferry		0			Ferry	0
	Clallam		1			Clallam	0
	Chelan		9			Chelan	1
	Douglas		0			Douglas	0
	Out of area		0			Out of area	0
	TOTAL - 23 Counties*		2,676	29.40% increase		TOTAL - 23 Counties*	
	2014		2,068			2014	
	878					up 66.2%	

Of 2,676 million-dollar-plus sales of **SFH**, Map Area 520 (Bellevue/West of 405) had highest volume with 326 **sales, followed by area 560 (Kirkland-Bridle Trails)** with 232, area 390-Central Seattle with 229, and area 510-Mercer Island with 220. The highest priced SFH that sold during 2015 was on Mercer Island, (@\$13.8 million). Fifteen homes sold for \$6 million or more: 3 on Mercer island, 11 in West Bellevue, 1 on San Juan Island. Among **high-end condos**, 237 sold for \$1 million-plus; 25 sold for \$2 million more, including 16 in map area 701 (belltown/Downtown), led by a \$3.1 million sale at Escala.

COMPARISON OF PRICES FOR 3 BEDROOM HOMES BY COUNTY

Closed Sales Single Family Homes only (excl. condo)

	Median Price	# Units
King	\$425,000	11,275
Snoh	\$315,000	5,360
Pierce	\$231,500	7,013
Kitsap	\$254,500	2,496
Mason	\$181,000	548
Skagit	\$253,000	1,123
Grays Harbor	\$145,000	533
Lewis	\$163,500	622
Cowlitz	\$176,000	757
Grant	\$158,000	472
Thurston	\$226,950	2,392
San Juan	\$452,500	136
Island	\$281,000	921
Kittitas	\$249,900	455
Jefferson	\$280,000	311
Okanogan	\$163,750	170
Whatcom	\$280,000	1,675
Clark	\$235,000	283
Pacific	\$153,750	190
Ferry	\$139,000	14
Clallam	\$230,500	362
Chelan	\$275,000	306
Douglas	\$240,000	218
Out of area	\$153,500	155
All, incl out of area	\$283,250	37,787



from online Area Market Surveys & Stat Generator of 23 counties in NWMLS service area.

Comparison of Average Prices, Puget Sound (Wash.) Area Since 1990

Average Prices (Closed Sales – Residential & Condominium)

(year-to-date figures, from December statistical reports); avg prices are used because YTD median prices were not compiled until 2003.)

YEAR	King	Snohomish	Pierce*
1989**	\$134,567	\$117,640	\$109,901
1990	\$166,270	\$142,536	\$129,277
1991	\$169,033	\$144,063	\$132,540
1992	\$172,550	\$149,084	\$140,494
1993	\$174,722	\$152,673	\$143,089
1994	\$182,351	\$158,910	\$143,216
1995	\$189,980	\$160,936	\$145,106
1996	\$197,372	\$163,613	\$146,836
1997	\$213,821	\$172,517	\$149,895
1998	\$239,839	\$189,818	\$152,553
1999	\$265,111	\$198,249	\$157,330
2000	\$287,851	\$212,097	\$173,036
2001	\$295,240	\$222,077	\$174,536
2002	\$311,285	\$233,082	\$197,317
2003	\$323,004	\$243,408	\$198,948
2004	\$356,954	\$272,221	\$234,936
2005	\$407,718	\$308,664	\$265,687
2006	\$462,562	\$354,631	\$300,884
2007	\$497,855	\$383,004	\$311,339
2008	\$481,242	\$355,628	\$284,277
2009	\$425,319	\$311,018	\$250,232
2010	\$430,409	\$292,556	\$241,429
2011	\$392,185	\$255,364	\$213,466
2012	\$405,610	\$265,920	\$216,286
2013	\$451,313	\$300,761	\$235,770
2014	\$494,055	\$330,138	\$250,477
2015	\$533,297	\$362,543	\$274,579
\$ change since 2000	\$245,446	\$150,446	\$101,543

% Change, year over year			
YEAR	King	Snohomish	Pierce
1989 (base)	\$134,567	\$117,640	\$109,901
1990	23.56%	21.16%	17.63%
1991	1.66%	1.07%	2.52%
1992	2.08%	3.49%	6.00%
1993	1.26%	2.41%	1.85%
1994	4.37%	4.09%	0.09%
1995	4.18%	1.27%	1.32%
1996	3.89%	1.66%	1.19%
1997	8.33%	5.44%	2.08%
1998	12.17%	10.03%	1.77%
1999	10.54%	4.44%	3.13%
2000	8.58%	6.99%	9.98%
2001	2.57%	4.71%	0.87%
2002	5.43%	4.96%	13.05%
2003	3.76%	4.43%	0.83%
2004	10.51%	11.84%	18.09%
2005	14.22%	13.39%	13.09%
2006	13.45%	14.89%	13.25%
2007	7.63%	8.00%	3.47%
2008	-3.34%	-7.15%	-8.69%
2009	-11.62%	-12.54%	-11.98%
2010	1.20%	-5.94%	-3.52%
2011	-8.88%	-12.71%	-11.58%
2012	3.42%	4.13%	1.32%
2013	11.27%	13.10%	9.01%
2014	9.47%	9.77%	6.24%
2015	7.94%	9.82%	9.62%
% change since 2000	85.27%	70.93%	58.68%

Notes:

Year-to-date figures, from December statistical reports; avg prices are used because YTD median prices were not compiled until 2003.

** figures from Dec. 1990 report

Figures for Pierce County are partial until 1998 (primarily the northern section; NWMLS expanded services in that county during 1996-1997; the Tacoma-Pierce County MLS ceased operations 12/1/97).

Average Prices - Closed Sales

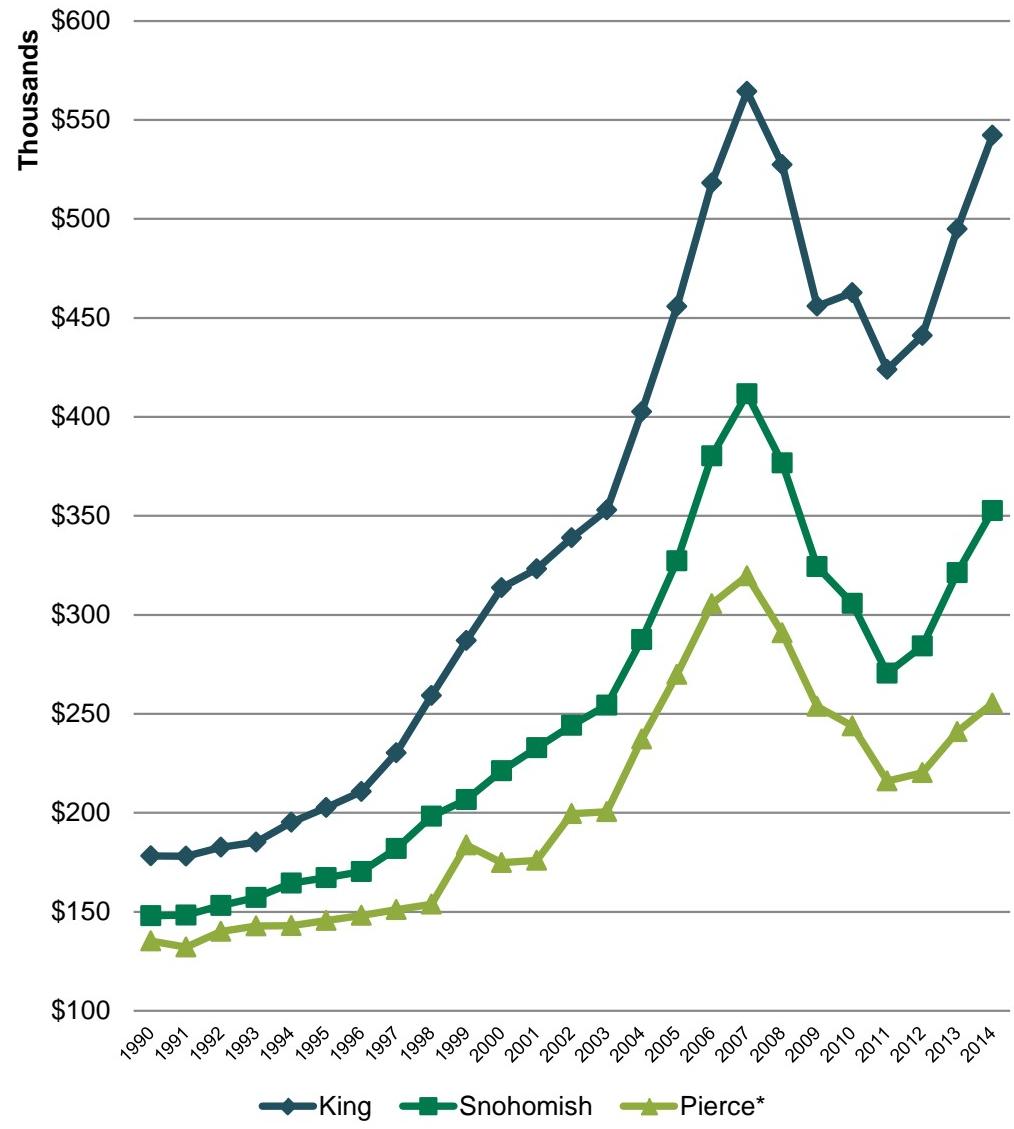
Residential/Single Family only

	King	Snohomish	Pierce*
1990	\$178,187	\$147,958	\$135,292
1991	\$178,146	\$148,287	132,221
1992	\$182,542	\$153,243	140,027
1993	\$185,272	\$157,252	142,860
1994	\$195,296	\$164,431	143,047
1995	\$202,639	\$167,253	145,626
1996	\$210,673	\$170,257	148,211
1997	\$230,345	\$182,003	151,129
1998	\$259,237	\$198,288	153,906
1999	\$287,075	\$206,756	183,668
2000	\$313,623	\$221,287	174,840
2001	\$323,183	\$232,842	175,972
2002	\$338,969	\$244,192	199,645
2003	\$352,956	\$254,382	200,523
2004	\$402,556	\$287,437	237,215
2005	\$455,774	\$327,259	269,840
2006	\$518,108	\$380,295	305,660
2007	\$564,468	\$411,694	\$319,626
2008	\$527,322	\$376,821	\$290,939
2009	\$455,950	\$324,294	\$253,771
2010	\$462,809	\$305,792	\$243,793
2011	\$423,951	\$270,504	\$216,019
2012	\$441,059	\$284,228	\$220,193
2013	\$494,951	\$321,284	\$240,908
2014	\$542,225	\$352,728	\$255,329
2015	\$585,982	\$385,182	\$277,815

chg 2015 vs
2014 8.07%

9.20% 8.81%

Avg Prices, Single Family Homes



Condominiums only (Avg Prices)

	King	Snohomish	Pierce*
1990	\$105,314	\$87,327	\$235,000
1991	\$110,193	\$93,255	\$221,833
1992	\$117,162	\$99,638	\$326,666
1993	\$116,836	\$102,454	\$165,655
1994	\$120,402	\$109,983	\$160,120
1995	\$132,612	\$110,559	\$133,701
1996	\$135,391	\$115,821	\$111,465
1997	\$147,630	\$115,174	\$119,549
1998	\$161,864	\$130,411	\$127,446
1999	\$180,786	\$141,552	\$133,024
2000	\$196,959	\$149,406	\$135,265
2001	\$197,821	\$154,449	\$142,303
2002	\$212,220	\$164,773	\$154,294
2003	\$211,776	\$172,399	\$166,821
2004	\$238,028	\$183,463	\$199,640
2005	\$253,987	\$203,346	\$208,808
2006	\$303,077	\$223,286	\$240,277
2007	\$329,627	\$262,719	\$237,670
2008	\$337,938	\$269,668	\$219,773
2009	\$307,827	\$244,751	\$201,608
2010	\$299,580	\$216,111	\$200,396
2011	\$266,107	\$179,212	\$165,160
2012	\$272,001	\$167,679	\$159,879
2013	\$289,542	\$194,358	\$160,718
2014	\$314,333	\$226,141	\$178,103
2015	\$347,598	\$265,689	\$221,489

% chg 2015

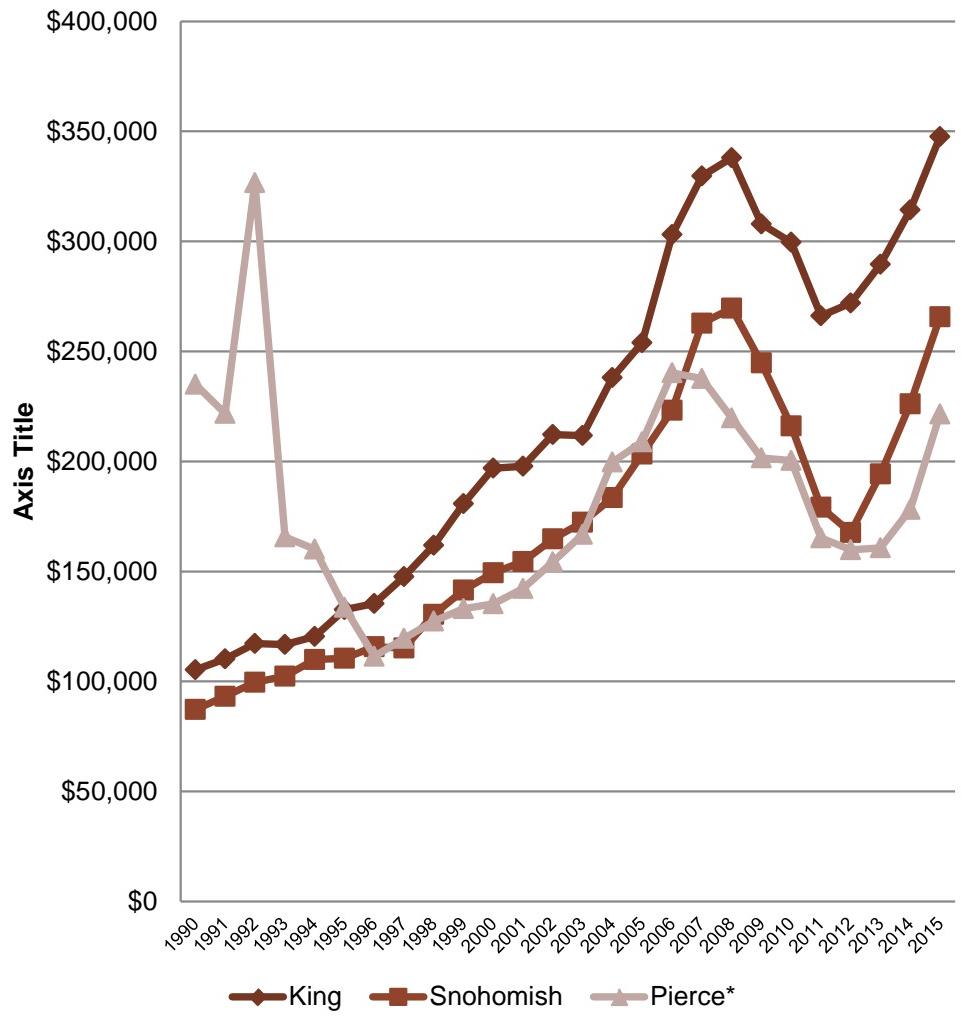
vs 2014

10.58%

17.49%

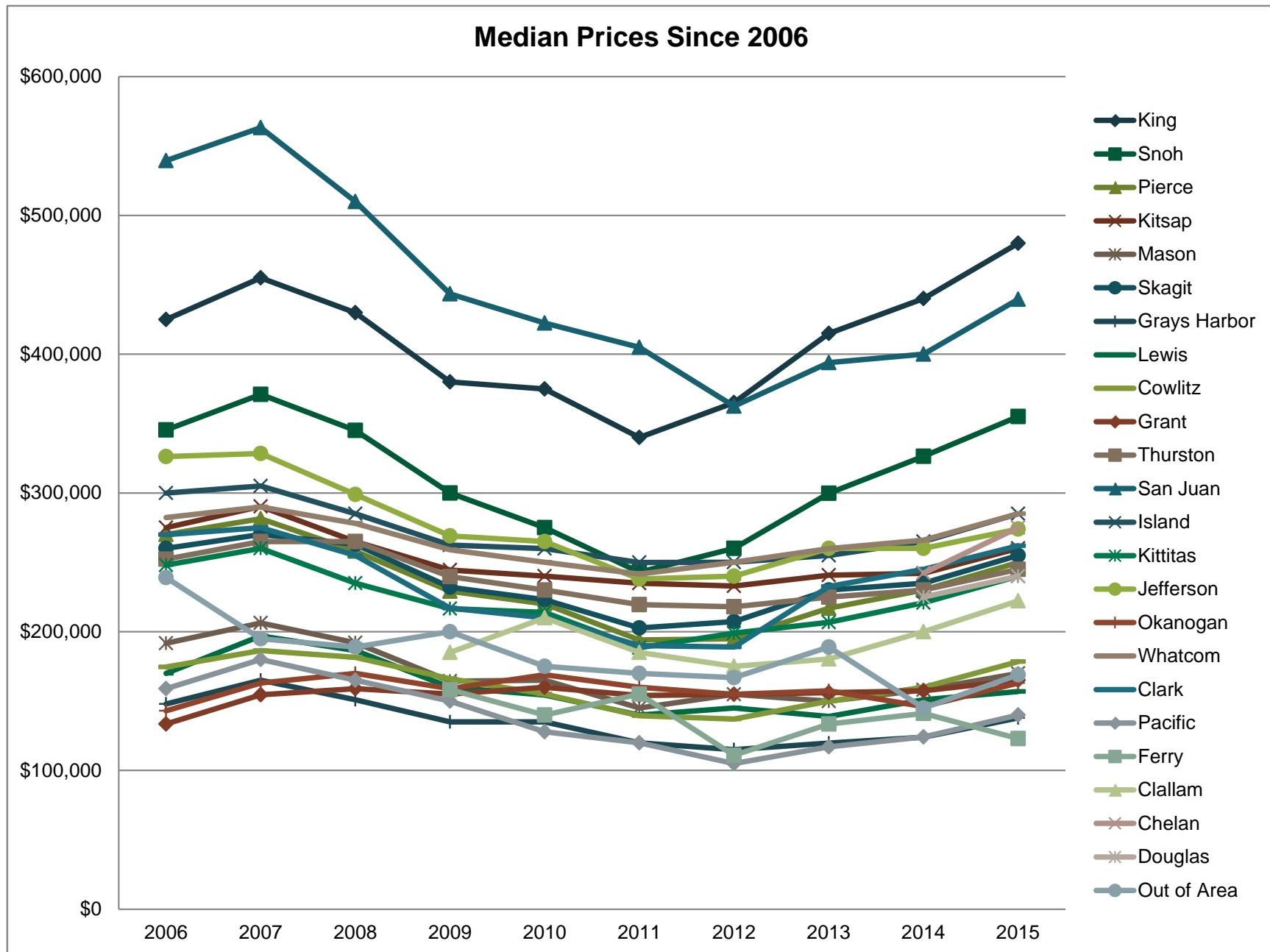
24.36%

Average Prices, Condos



COMPARISON OF MEDIAN PRICES, SINGLE FAMILY HOMES, SINCE 2006

County	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	% chg since 2006	% chg vs 2014
King	\$425,000	\$455,000	\$429,950	\$380,000	\$375,000	\$340,000	\$365,000	\$415,000	\$440,000	\$480,000	12.94%	9.09%
Snohomish	\$345,369	\$371,000	\$345,000	\$299,950	\$275,000	\$243,000	\$260,000	\$299,735	\$326,360	\$355,000	2.79%	8.78%
Pierce	\$270,000	\$281,400	\$258,000	\$229,160	\$219,950	\$194,000	\$195,000	\$217,000	\$230,000	\$249,950	-7.43%	8.67%
Kitsap	\$275,000	\$290,342	\$265,000	\$244,499	\$240,000	\$235,000	\$233,000	\$240,725	\$242,000	\$260,000	-5.45%	7.44%
Mason	\$191,700	\$206,250	\$191,950	\$164,400	\$165,000	\$145,000	\$154,900	\$150,000	\$158,125	\$170,000	-11.32%	7.51%
Skagit	\$260,000	\$270,000	\$262,953	\$232,000	\$223,000	\$202,750	\$207,385	\$230,000	\$235,000	\$255,000	-1.92%	8.51%
Grays Harbor	\$148,000	\$165,000	\$151,000	\$135,000	\$135,000	\$120,000	\$115,000	\$119,750	\$124,000	\$137,900	-6.82%	11.21%
Lewis	\$170,000	\$197,000	\$186,500	\$160,000	\$154,301	\$139,900	\$145,000	\$139,000	\$151,000	\$157,000	-7.65%	3.97%
Cowlitz	\$174,500	\$186,450	\$181,500	\$166,000	\$155,000	\$139,450	\$137,000	\$150,000	\$160,000	\$178,500	2.29%	11.56%
Grant	\$133,540	\$154,500	\$159,000	\$155,000	\$160,000	\$154,080	\$154,950	\$156,000	\$157,500	\$165,000	23.56%	4.76%
Thurston	\$252,200	\$265,000	\$265,000	\$239,635	\$229,995	\$219,500	\$218,000	\$225,000	\$229,995	\$245,000	-2.85%	6.52%
San Juan	\$539,500	\$563,250	\$510,000	\$443,500	\$422,500	\$405,000	\$362,500	\$394,000	\$400,000	\$439,500	-18.54%	9.88%
Island	\$300,000	\$305,000	\$285,000	\$262,523	\$259,950	\$249,900	\$250,000	\$255,000	\$264,950	\$285,000	-5.00%	7.57%
Kittitas	\$248,000	\$260,000	\$235,000	\$216,650	\$214,000	\$188,500	\$199,000	\$206,750	\$220,950	\$240,000	-3.23%	8.62%
Jefferson	\$326,250	\$328,500	\$299,000	\$269,000	\$265,000	\$238,000	\$240,000	\$260,000	\$260,000	\$274,020	-16.01%	5.39%
Okanogan	\$143,000	\$162,950	\$170,000	\$159,000	\$169,000	\$160,000	\$154,950	\$157,500	\$146,000	\$163,000	13.99%	11.64%
Whatcom	\$282,250	\$290,000	\$278,000	\$259,000	\$250,000	\$241,500	\$250,000	\$259,900	\$266,000	\$285,000	0.97%	7.14%
Clark	\$269,900	\$275,000	\$255,000	\$217,000	\$210,000	\$190,000	\$189,000	\$232,500	\$245,000	\$262,000	-2.93%	6.94%
Pacific	\$159,000	\$180,000	\$165,000	\$150,000	\$127,950	\$120,000	\$105,000	\$117,000	\$124,250	\$140,000	-11.95%	12.68%
Ferry				\$158,225	\$140,000	\$155,000	\$111,000	\$133,500	\$141,200	\$123,000	n/a	-12.89%
Clallam				\$185,000	\$210,000	\$185,000	\$175,000	\$180,300	\$200,000	\$222,250	n/a	11.13%
Chelan									\$242,250	\$275,000		n/a
Douglas									\$225,000	\$240,000		n/a
Out of Area	\$239,000	\$195,000	\$188,950	\$199,999	\$175,000	\$170,000	\$167,000	\$189,000	\$145,000	\$169,000	-29.29%	16.55%
TOTAL	\$323,000	\$342,000	\$316,000	\$280,000	\$269,950	\$243,470	\$255,000	\$281,000	\$295,000	\$320,000	-0.93%	8.47%



COMPARISON OF SINGLE FAMILY HOME PRICES BY SCHOOL DISTRICTS NWMLS COUNTIES

15 highest priced, based on Closed Sales during 2015 (SFH only)

COUNTY	DISTRICT	MEDIAN	# SOLD
King	Mercer Island	\$1,200,000	329
King	Bellevue	\$822,000	1421
King	Issaquah	\$690,000	1,791
King	Lake Washington	\$675,000	2,793
Kitsap	Bainbridge Island	\$665,500	380
King	Seattle	\$561,100	7,724
San Juan	Shaw Island	\$550,000	3
King	Snoqualmie Valley	\$520,000	889
King	Northshore	\$520,000	2,173
King	Vashon Island	\$465,000	175
San Juan	Orcas Island	\$460,000	131
King	Riverview	\$459,500	374
San Juan	San Juan Island	\$459,500	125
King	Shoreline	\$430,000	983
San Juan	Lopez	\$421,000	29

10 lowest priced*

Grant	Wilson	\$35,000	1
Lewis	Vader	\$60,000	3
Grays Hrbr	Hoquiam	\$63,200	108
Grant	Soap Lake	\$78,750	42
Pacific	North River	\$79,500	1
Grant	Coulee-Hartine	\$81,600	17
Douglas	Mansfield	\$88,000	2
Grays Hrbr	Aberdeen	\$88,000	242
Pacific	South Bend	\$92,950	30
Lewis	Pe Ell	\$99,975	12

* note small sample size for some districts

Editors: To request other districts contact Cheri Brennan, cheri4pr@sprynet.com or 425.957-0654